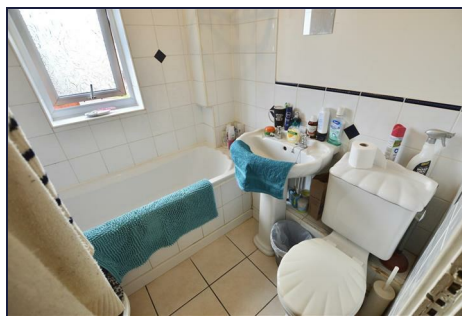




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Westcott Place

, Swindon, Wiltshire, SN1 5HU

Fantastic investment Opportunity for ****Cash Buyers Only**** (due to remaining short lease of 58 years) and no Onward Chain - This is a 1 bedroom 1st floor flat conveniently situated within walking distance of Swindon Town Centre.

The property is occupied by a respectful tenant who is hoping to stay - They are currently paying £450pcm which would give you a rental yield of 7%.

Accommodation comprises of a communal hallway, a well presented 14ft living room/kitchenette, 9ft bedroom and bathroom. In addition the property benefits UPVC double glazing and allocated parking.

Offers Over £75,000 Leasehold

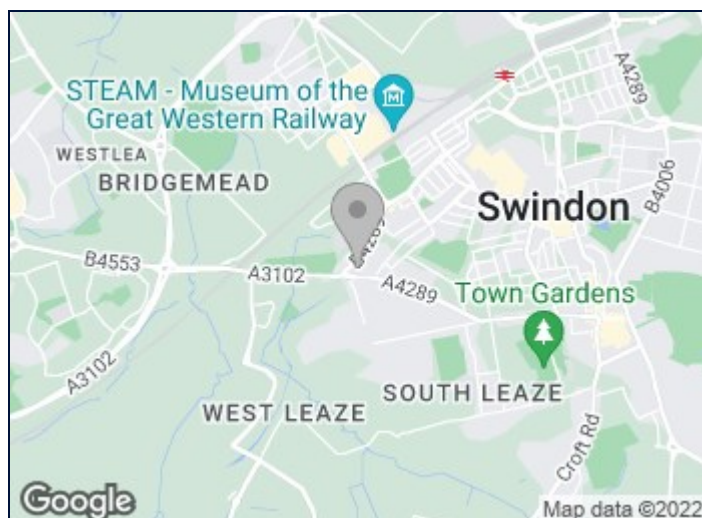


Westcott Place, Swindon, Wiltshire, SN1 5HU

- First Floor Flat
- Investment Opportunity
- uPVC double glazing
- EPC Rating: D
- 1 Double Bedroom
- Currently Tenanted at £450pcm
- Allocated parking space
- No Onward Chain
- Cash Buyers Only
- Rental Yield Of 7%



Area Map



Directions

Please enter SN1 5HU into your Sat Nav or Google Maps.

Location

The property is set in the heart of the Town centre and is within walking distance of the Train Station, bus station and the shops.

The Accommodation Comprises:

From the communal hallway, panel door opening into living room.

Living Room

15'0" x 10'6" (4.56m x 3.21m)

uPVC window to front aspect. 4.56m (14'11") x 3.21m (10'6"). One electric radiator. Door giving access to the bedroom.

Kitchen Area

UPVC double glazed window to rear, kitchen area with wall mounted units, roll top work surfaces, inset sink unit, fitted electric hob and oven, matching cupboard & drawer units under, plumbing for automatic washing machine.

Bedroom 1

8'10" x 6'3" (2.70m x 1.90m)

Door to the bathroom and space for a double bed.

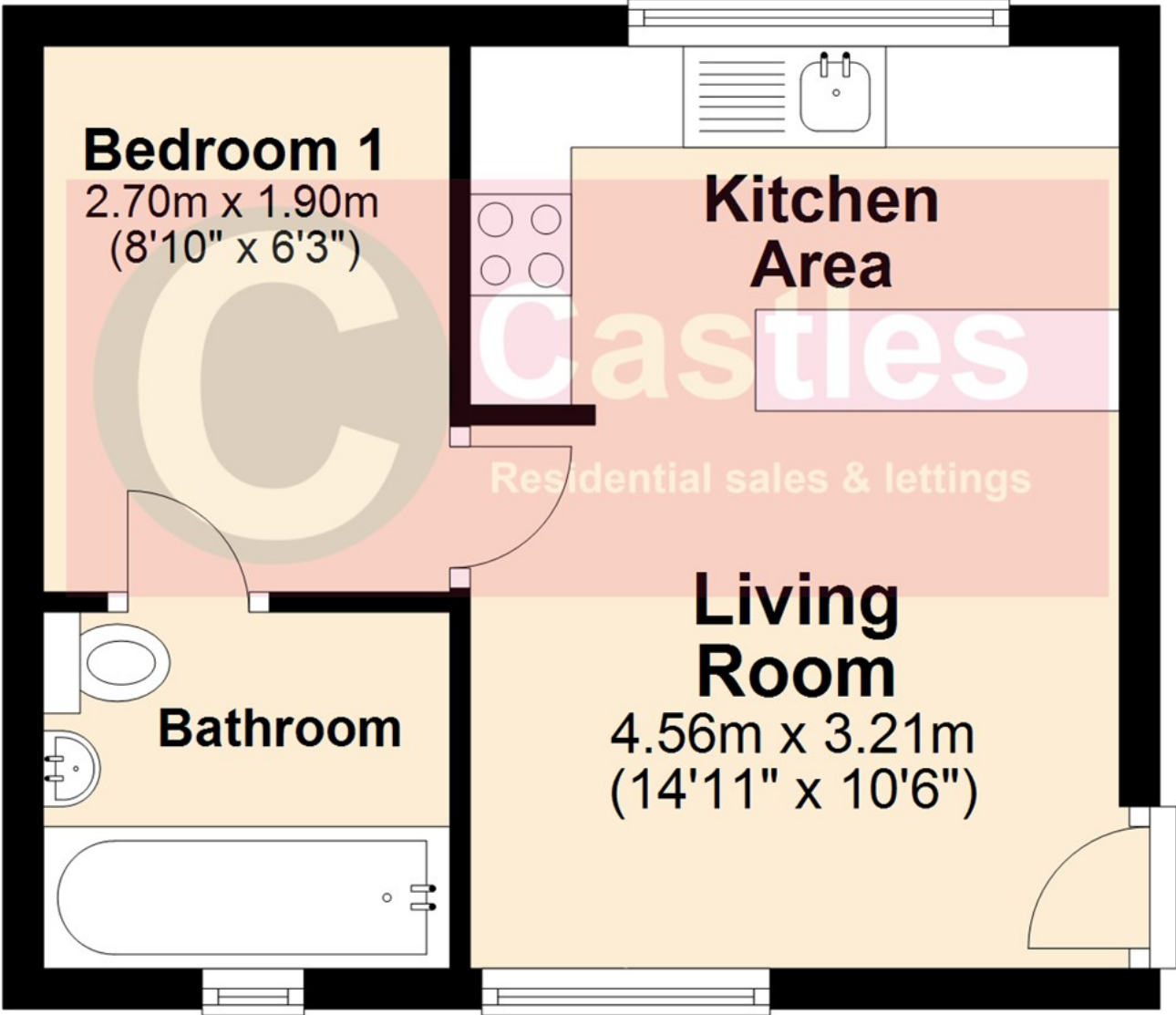
Bathroom

UPVC double glazed window to front, low level WC, pedestal wash basin and panel bath.

Outside

Communal Gardens & Allocated Parking.

Ground Floor

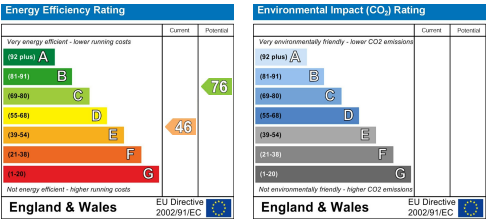


Council Tax Band: A

Energy Efficiency Graph

Viewing

For further information on this property or to arrange a viewing please contact Castles Estate Agents on 01793 611677



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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