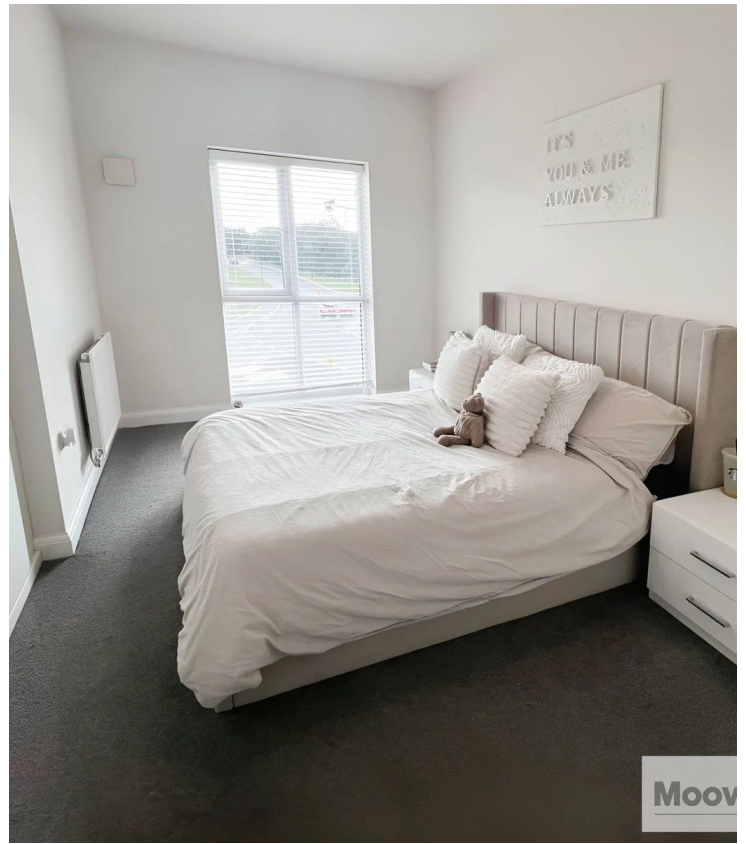




7 Ferris House Marden Avenue, SN1 7DU

£210,000



Discover contemporary living in this beautifully presented two-bedroom, two-bathroom top-floor apartment, perfectly situated in the desirable Wichelstowe area of Swindon, complete with two allocated parking spaces and modern amenities – an ideal blend of comfort and convenience. Currently rented at £1150, this is a perfect investment opportunity

- Two Allocated Parking Spaces
- Investment Opportunity - Tenant in Situ Paying £1,150pcm
- No Ground Rent Charge
- Modern Throughout
- Walking Distance to Local Amenities
- Tax Band C
- Gas Central Heating
- Chain Free
- Two Double Bedrooms
- Annual Service Charge of £1209.54

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

Property Type: Flat

Council Tax Band: C

Tenure: Leasehold



An outstanding investment opportunity awaits with this beautifully presented two-bedroom, two-bathroom top-floor apartment, perfectly situated in the desirable Wichelstowe area of Swindon. Boasting two allocated parking spaces and modern amenities, this property offers significant rental income potential and is available chain-free.

This spacious top-floor apartment, located at 7 Ferris House, Marden Avenue, represents a prime acquisition for astute investors. With a tenant currently in situ paying £1,150pcm, this property offers immediate and stable rental income. Built between 2000-2009, its generous floor area of 753 sq ft is highly attractive to prospective tenants, ensuring consistent demand and excellent occupancy rates.

Upon entry, a welcoming hall leads into the heart of the home. The main reception room is a bright and airy space, designed for modern living and offering ample room for both relaxation and dining. Its versatile layout and neutral decor appeal to a broad tenant base, making it easy to maintain its rental appeal.

The apartment features a well-appointed kitchen, designed for efficiency and style, seamlessly integrating with the open-plan living concept. This modern finish is a key draw for tenants seeking contemporary conveniences.

This property offers two comfortable double bedrooms, ensuring excellent rental flexibility. The master bedroom benefits from its own en-suite bathroom, a desirable feature that enhances tenant appeal and rental value. A second well-proportioned double bedroom and a separate contemporary bathroom complete the internal accommodation, providing comfort and privacy for residents.

Further benefits that enhance this property's investment profile include gas central heating, two allocated parking spaces – a highly sought-after amenity in Wichelstowe – and mains electric and water supplies. The presence of FTTP (Fibre to the Premises) broadband ensures high-speed internet access, a critical requirement for today's tenants. With no outside space to maintain, this apartment offers a low-maintenance solution for landlords, optimising net returns.

Situated in the popular Wichelstowe area of Swindon (SN1 7DU), this apartment benefits from excellent local amenities, including shops, eateries, and green spaces, all within easy walking distance. The area is renowned for its strong community and superb transport links, making it a highly desirable location for renters and contributing to its robust rental yield. Offered chain-free at £210,000, this property provides a straightforward acquisition process for investors.

The property benefits from a long lease of 999 years from 2020, with an annual service charge of £1209.54 and importantly, no ground rent charge. The council tax is rated as Band C, further contributing to predictable outgoings for investors.

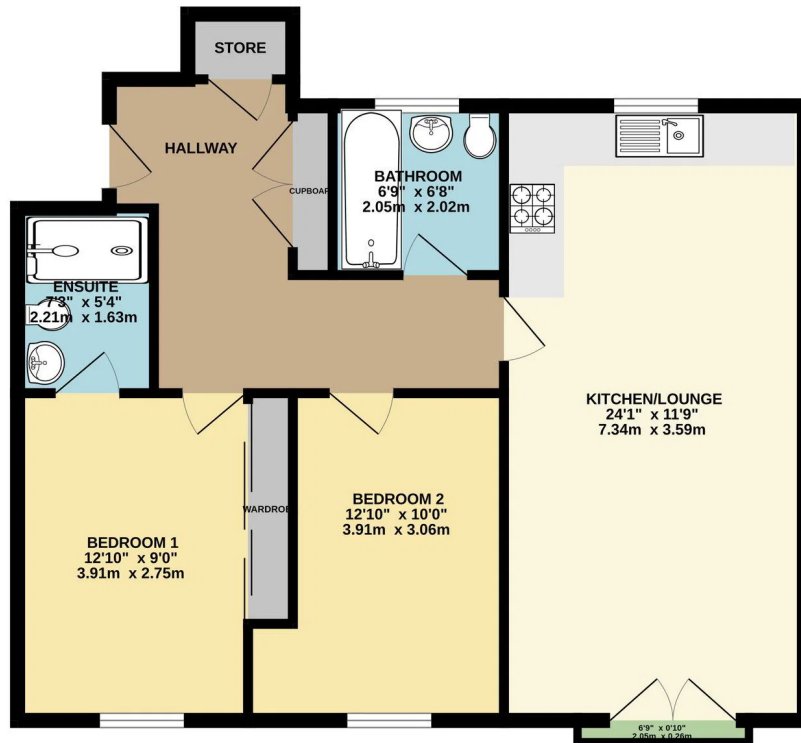
Key Investment Features:

- Tenant in situ – generating immediate rental income of £1,150pcm
- Strong rental demand in Wichelstowe – ensuring excellent occupancy rates
- Two double bedrooms and two bathrooms – highly appealing to a diverse tenant base
- Two allocated parking spaces – a premium amenity that commands higher rental value
- Modern throughout – reducing immediate capital expenditure for landlords
- Low-maintenance property – ideal for hands-off investment management
- Chain-free – facilitating a swift and efficient purchase
- No ground rent – optimising long-term profitability
- Excellent location with walking distance to amenities – a key driver for tenant attraction
- FTTP broadband & gas central heating – modern features highly valued by renters





GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrepx v2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Moovahome

20 Ergo Business Park Kelvin Road, Swindon, SN3 3JW

01793 512345

hello@moovahome.co.uk

<https://moovahome.co.uk/>


Moovahome
.co.uk