

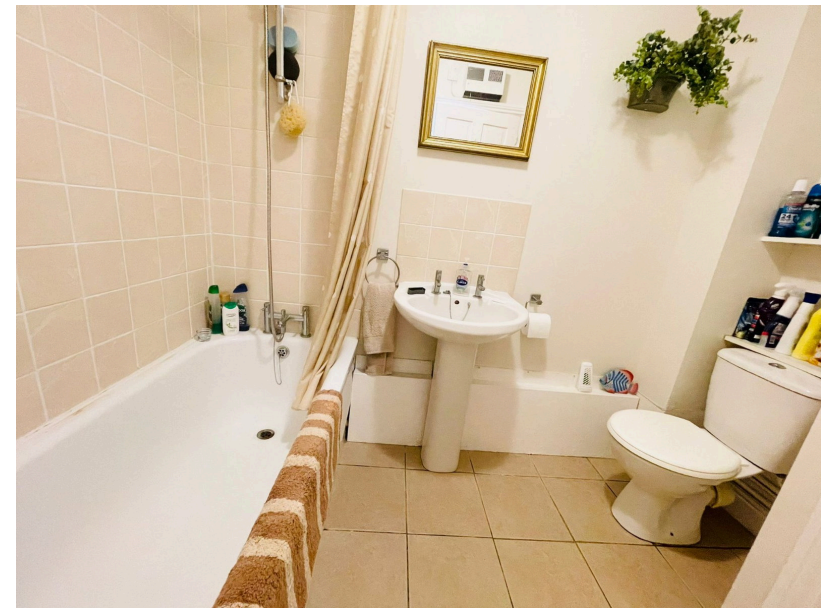


Moovahome.co.uk

Erin Court, Swindon, SN1 4NS

£95,000

🛏️ 1 🚿 1 🚻 1



An outstanding investment opportunity: a well-maintained ground-floor apartment in SN1 4NS, offered with no onward chain and boasting immediate rental income potential.

This attractive ground-floor apartment is an ideal acquisition for discerning buy-to-let investors, presenting a compelling return on investment. The property benefits from double glazing, efficient electric heating, and contemporary fixtures in both the kitchen and bathroom. A valuable allocated parking space further enhances its appeal to tenants.

Currently, the apartment houses a long-term, reliable tenant who wishes to continue their occupancy, ensuring seamless income generation from day one. This negates the typical void periods and associated costs, providing instant cash flow for the investor.

The property's layout includes a private entrance porch with a side window, leading into well-proportioned living areas. The location within SN1 4NS is highly desirable for renters, offering convenient access to local amenities and transport links, thereby sustaining consistent occupancy rates.

Living Room – 3.67m x 4.54m

A bright and welcoming space, featuring a front-facing uPVC double glazed bay window, television point, wall-mounted electric heater, and telephone point. This room provides open access to the kitchen and leads to the bedroom.

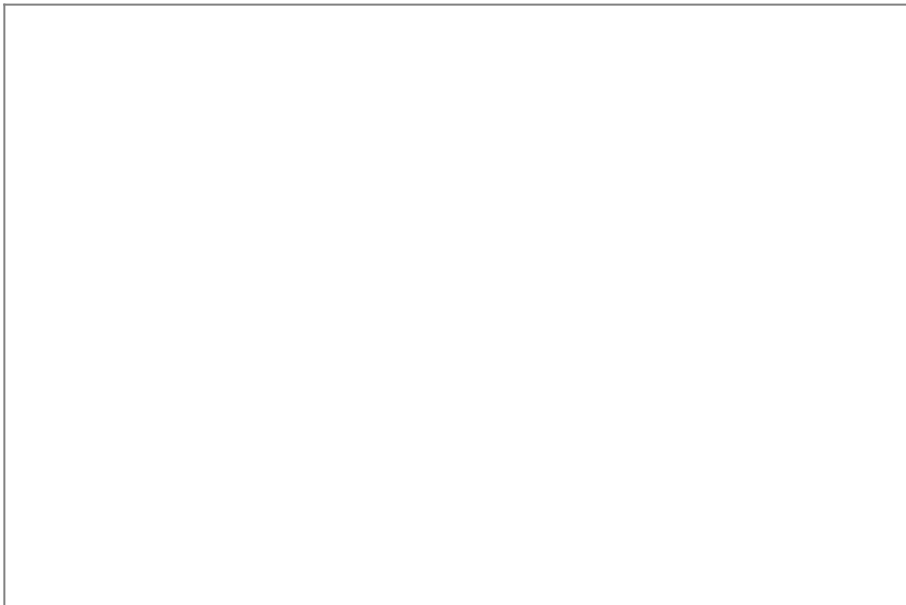
Kitchen – 4.01m x 1.81m

The modern kitchen, with a rear uPVC double glazed window, is equipped with practical floor units, a stainless steel single drainer sink unit with mixer tap, and roll-top work surfaces with tiled splashback. It includes space and plumbing for a washing machine, an electric cooker point, and further appliance space, meeting tenant expectations for modern living.

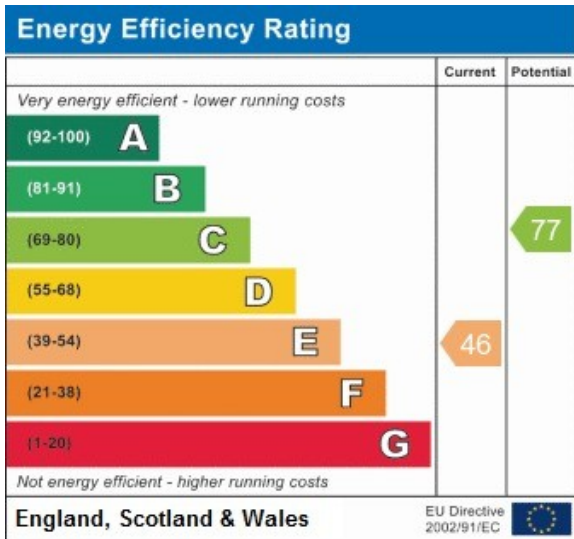
Bedroom – 3.32m x 4.01m

A comfortable double bedroom with a front aspect uPVC double glazed window and a built-in double wardrobe, ensuring ample storage. A wall-mounted electric heater provides efficient warmth,





- No Chain
- Flexible viewings
- Parking
- Ideal BTL
- Close to Town Centre
- Modern Finish



Address:
Erin Court, Swindon SN3 3JW

www.moovahome.co.uk

Unit 20 Ergo Business Park, Kelvin Road, Swindon SN3 3JW
 Telephone 01793 512345
hello@moovahome.co.uk