



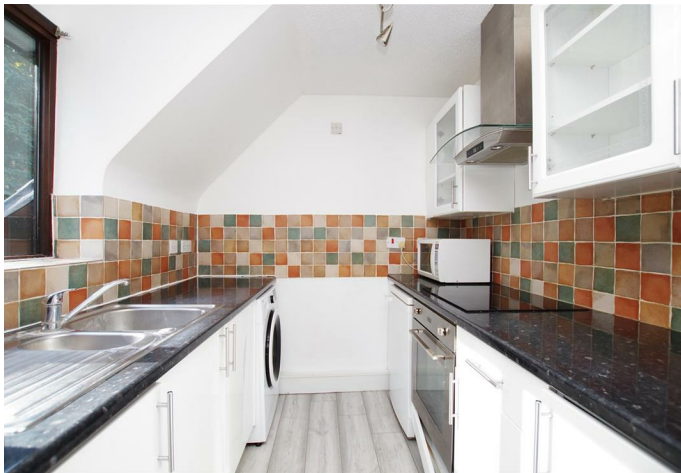
**MARLBOROUGH ROAD**  
Old Town, Swindon, Wiltshire SN3 1PT



## Marlborough Road, Old Town, Swindon SN3 1PT

- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- Two Bedroom First Floor Flat
- NO ONWARD CHAIN
- LONG LEASE With 980 Years Remaining
- NO GROUND RENT
- Allocated Parking (Additional Visitors Parking)
- Lounge/Diner
- Kitchen
- Bathroom
- Sought After Location

**Chain Free £150,000**



\*\*\* IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT \*\*\* We are delighted to offer this first floor two bedroom flat being sold with NO ONWARD CHAIN. Situated in the highly sought after development of The Birches just off Marlborough Road, the property is ideally located close to the Great Western hospital, Coate Water Country Park (private gate leading to the park), Old Town and transport links such as the A419 and M4 motorway. The accommodation briefly comprises of entrance hallway, lounge/diner, kitchen, two bedrooms and bathroom. Further benefits include communal gardens, allocated parking, and additional visitor parking. Early viewing is highly recommended.

#### **Entrance Hallway**

Airing cupboard. Loft hatch. Intercom system.

#### **Lounge/Diner**

Window to rear elevation. Storage heater.

#### **Kitchen**

Window to rear elevation. White gloss wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Built in single oven. Induction hob with extractor hood over. Space and plumbing for washing machine. Space for undercounter fridge. Part tiled walls. Vinyl flooring.

#### **Bedroom One**

Window to front elevation. Storage heater.

#### **Bedroom Two**

Window to front elevation. Storage heater.

#### **Bathroom**

White suite comprising of panelled bath with electric shower over, pedestal wash hand basin and low level W.C. Extractor fan. Shaving point. Part tiled walls. Vinyl flooring. Electric heater.

#### **Parking**

Allocated parking for one vehicle with additional visitors spaces.

#### **Communal Areas**

Communal gardens and bin store.

#### **Lease Terms**

999 year lease with 980 years remaining.

#### **Management Charges**

£1,550 per annum.

#### **Ground Rent**

Not applicable.

#### **Sizes**

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

#### **Viewings**

Strictly via our Swindon office telephone (01793) 641641.

#### **Mortgages**

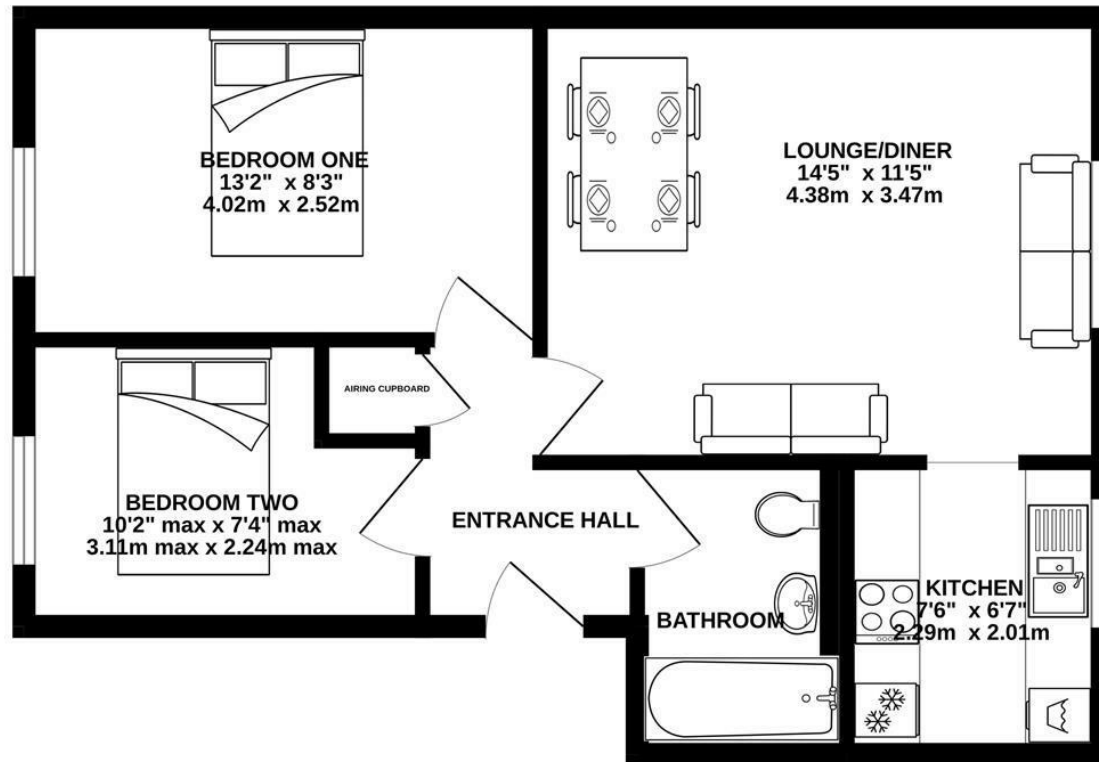
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

#### **Money Laundering**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



FIRST FLOOR  
467 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 467 sq.ft. (43.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.

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