



Flat 2, Octave House, 21, Vaughan Williams Way, SN25 2QY
£165,000



An exciting opportunity awaits: a modern two-bedroom apartment in Swindon, perfect for first-time buyers looking to step onto the property ladder and create their ideal home.

Discover this beautifully presented two-bedroom, two-bathroom apartment, offering a fantastic entry point into homeownership within the desirable SN25 2QY postcode. With an attractive price of £165,000, this property provides an affordable pathway to owning your own space, allowing you to build equity and enjoy independent living.

- Allocated Parking
- No Chain
- En-Suite
- North Swindon
- Ground Floor

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

Property Type: Flat

Council Tax Band: C

Tenure: Leasehold



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Spanning 581 sqft, the apartment features a well-designed, functional layout, comprising a comfortable reception room, two versatile bedrooms, and two well-appointed bathrooms. This modern space is easy to maintain, leaving you more time to enjoy your new home and the local area. The layout is ideal for a couple, a small family, or for those who desire a dedicated home office.

Essential services are readily available, including mains gas heating, mains electricity, and mains water, providing reliable and efficient utilities for everyday living. Furthermore, cable broadband connectivity ensures you're always connected, whether for work, entertainment, or keeping in touch with loved ones.

A significant benefit of this property is the inclusion of allocated parking, a highly convenient feature that removes the stress of searching for a space and adds significant value to your first home.

Located in the SN25 2QY postcode, this home benefits from excellent transport links and proximity to a range of local amenities, making daily life convenient and enjoyable. You'll find everything you need within easy reach, from shops and services to local parks, providing a great foundation for your new chapter.

This modern apartment offers an ideal combination of affordability, comfort, and convenience, making it the perfect choice for first-time buyers seeking a place to call their own.

The current service charge is approximately £1,600 per annum, with a ground rent of £250 per annum. However, the block management company has recently changed, and we are currently awaiting confirmation of the updated charges.

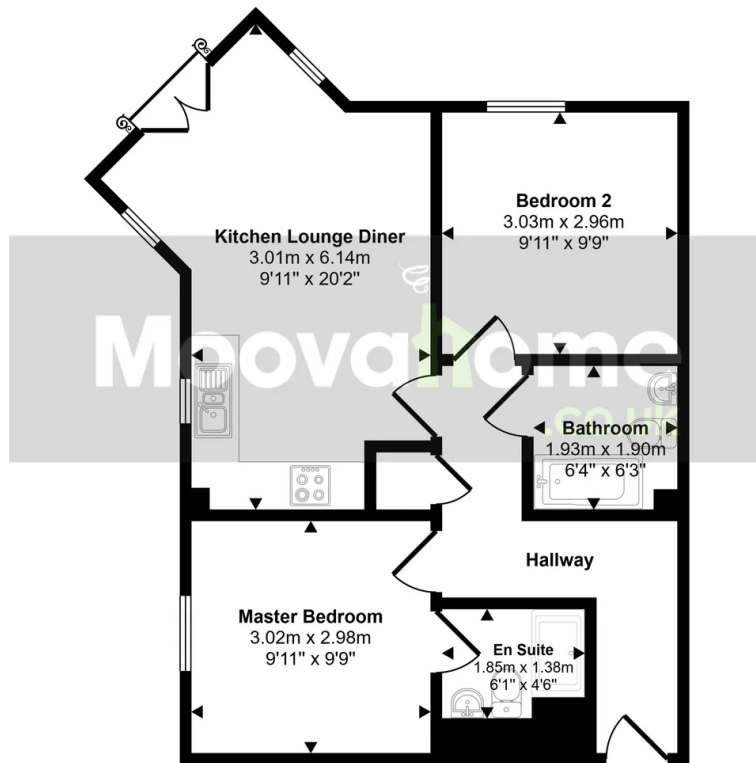
Key Features for First-Time Buyers:

- Two bedrooms and two bathrooms – offering versatile living space, ideal for couples or a growing family
- Allocated parking – a highly convenient and sought-after feature for hassle-free living
- Mains gas heating, mains electricity, and water – reliable and efficient home utilities
- Cable broadband – essential connectivity for modern life
- Attractive price point of £165,000 – an affordable step onto the property ladder with excellent value
- Desirable SN25 2QY postcode – enjoy excellent local amenities and transport links
- Modern build (2010 onwards) – reduces immediate maintenance concerns, allowing you to settle in straight away





Approx Gross Internal Area
52 sq m / 565 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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