



6, Cardean House, Fire Fly Avenue, SN2 2GE

Offers Over **£135,000**



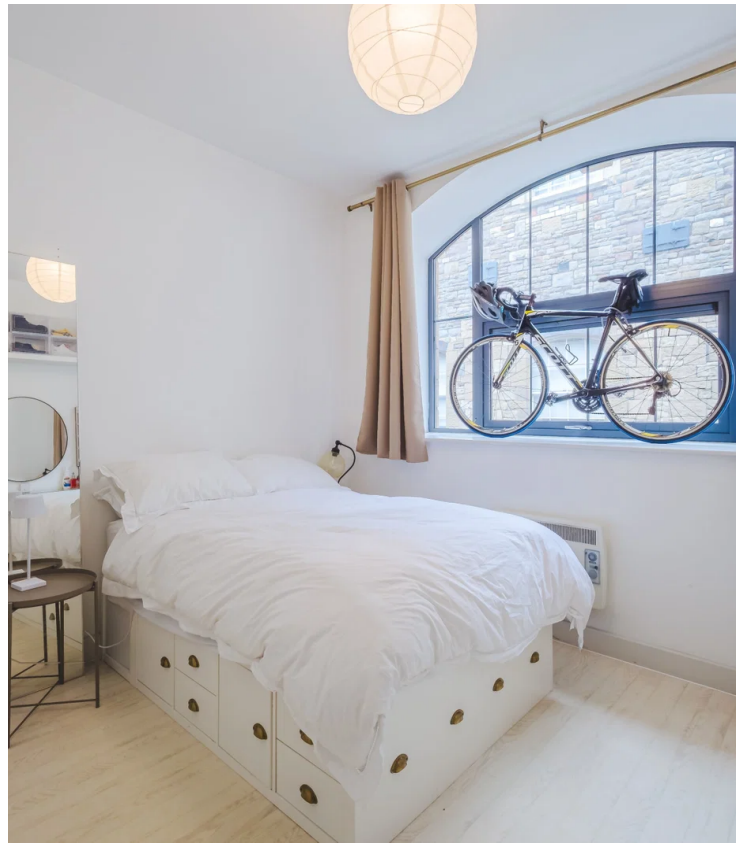
An excellent opportunity for first-time buyers or investors alike, this well-presented one-bedroom apartment in Swindon provides a comfortable and convenient living space in a popular location.

- Long Lease
- Private parking
- Contemporary bathroom
- Modern kitchen
- Excellent location with access to amenities and transport links

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Property Type: Flat

Council Tax Band: B



Your perfect first step onto the property ladder awaits: an affordable and well-presented one-bedroom apartment in Swindon, offering comfortable urban living with invaluable private parking – an ideal starter home!

Dreaming of your first home? This inviting one-bedroom apartment is an exceptional opportunity for first-time buyers, perfectly situated to offer easy access to everything you need. It's designed for modern living, providing a comfortable and convenient space to call your own.

Step inside to a bright and spacious open-plan reception room – it's a brilliant space for relaxing after work or having friends over, filled with natural light to create an airy and welcoming atmosphere. The integrated, modern fitted kitchen is ready for you to cook up a storm, blending functionality with a sleek design.

You'll find a generously sized double bedroom, offering a peaceful sanctuary for a good night's sleep, alongside a contemporary bathroom. Equipped with efficient electric heating, this home is easy to manage and built for comfortable, modern living. And here's a major bonus for any first-time buyer: your own private parking space, ensuring convenience and peace of mind right from the start!

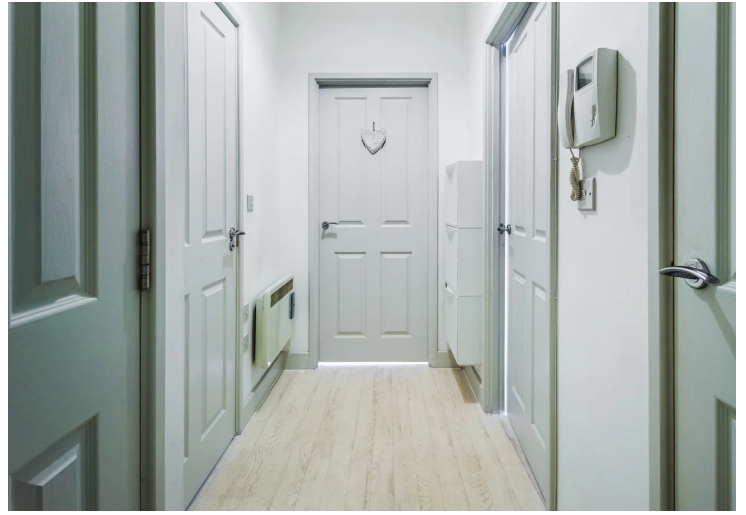
Located in the SN2 2GE postcode area, you'll benefit from fantastic access to local shops, eateries, and public transport links, making daily errands and commutes incredibly straightforward. This property isn't just an apartment; it's a smart and affordable entry point into homeownership, allowing you to begin your property journey with confidence and ease.

Key Features for Your First Home:

- One well-proportioned double bedroom – your personal retreat
- Open-plan reception room – great for living and entertaining
- Modern fitted kitchen – practical and stylish
- Contemporary bathroom
- Efficient electric heating – for comfortable living
- Private parking – a huge advantage for a first home!
- Excellent location with superb access to amenities and transport links – simplify your life

Leasehold Information (Clear and Simple):

- Remaining Lease Term: 987 years (plenty of time!)
- Annual Service Charge: £1650.00
- Annual Ground Rent: £450.00





Approx Gross Internal Area
42 sq m / 455 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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