



MILTON ROAD

Town Centre, Swindon, Wiltshire SN1 5JA


PRIMARY
HOMES & LETTINGS

Milton Road, Town Centre, Swindon SN1 5JA

- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- Basement Floor Flat
- One Bedroom
- NO ONWARD CHAIN
- Long Lease With 980 Years Remaining
- NO GROUND RENT
- Service Charges £1,272 Per Annum
- Gas Central Heating
- Town Centre Location
- Potential Rental Income Of £10,000 Per Annum

Chain Free £120,000



*** IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT *** Primary Homes & Lettings are delighted to offer for sale this well presented and spacious one bedroom basement apartment, ideally situated in the heart of Swindon Town Centre and offered to the market with NO ONWARD CHAIN. The property is conveniently located within easy walking distance of a wide range of local amenities, shops, restaurants and Swindon Railway Station. The accommodation briefly comprises of entrance hall, fitted kitchen, utility room, spacious lounge/diner, double bedroom and fitted bathroom. The property further benefits from gas central heating. With its central location, generous living accommodation and strong rental potential, this property represents an excellent opportunity for both owner occupiers and buy to let investors. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

Entrance Hallway

Understairs cupboard. Intercom system. Radiator.

Lounge/Diner

Two uPVC windows to side elevation. Laminate flooring. Radiator.

Kitchen

Two uPVC windows to front elevation. Wall and base units with worktops over. Acrylic sink and drainer with half bowl. Built in single oven. Ceramic hob with extractor hood over. Space for fridge/freezer. Part tiled walls. Laminate flooring. Inset ceiling lights. Radiator.

Bedroom

Two uPVC windows to side elevation. Inset ceiling lights. Radiator.

Bathroom

Two obscured uPVC windows to side elevation. White suite comprising of built in shower, pedestal wash hand basin and low level W.C. Extractor fan. Part tiled walls. Tiled flooring. Radiator.

Utility Room

Obscured uPVC window to rear elevation. Space and plumbing for washing machine. Rolled edge worktop. Part tiled walls. Vinyl flooring.

Lease Terms

999 year lease with 980 years remaining.

Management Charges & Ground Rent

Management charge - £106 a month

No ground rent to pay.

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

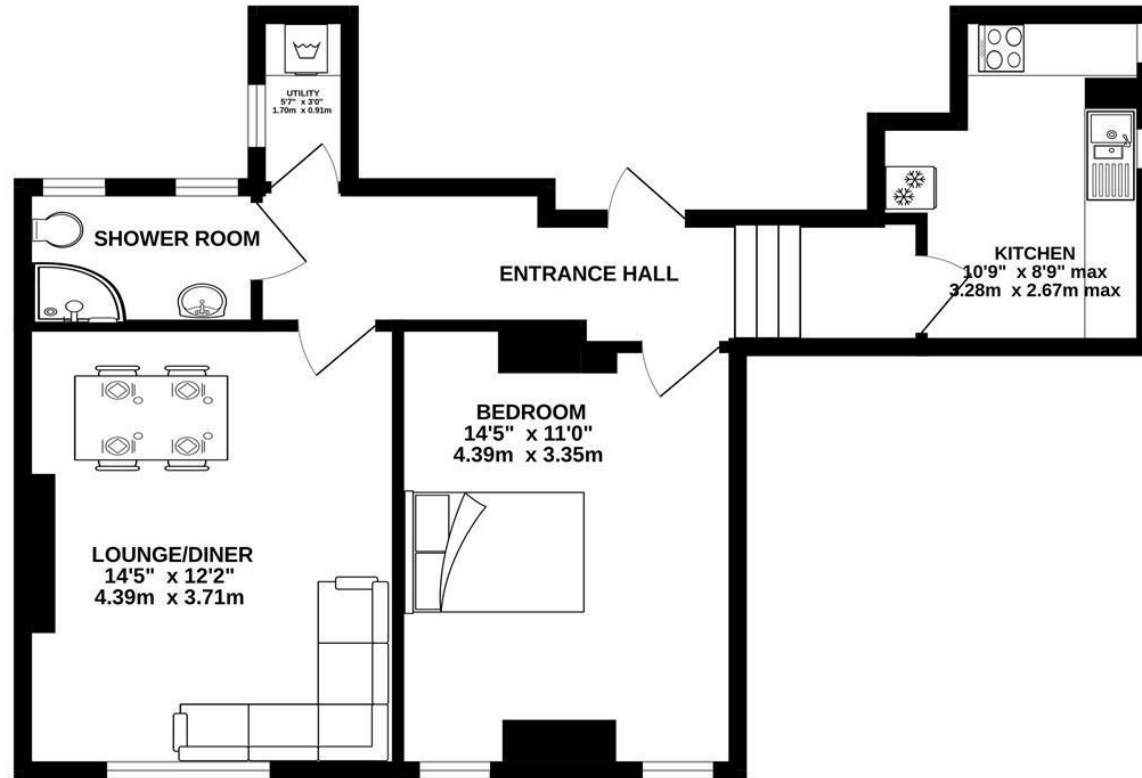
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide proof of identity and address during the sales process. We appreciate your cooperation in providing the necessary documentation promptly to help ensure there are no delays in progressing the sale.



BASEMENT
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 535 sq.ft. (49.7 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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