UNION STREET

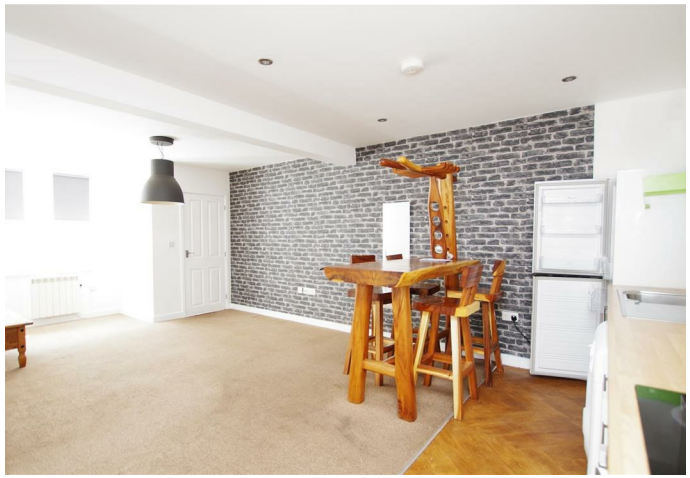
Old Town, Swindon, Wiltshire SN1 3LD

PRIMARY
HOMES & LETTINGS

Union Street, Old Town, Swindon SN1 3LD

- IDEAL INVESTMENT OPPORTUNITY OR FIRST TIME BUY
- One Bedroom Ground Floor Maisonette
- NO ONWARD CHAIN
- LONG LEASE WITH 988 YEARS REMAINING
- NO GROUND RENT & LOW SERVICE CHARGES
- Open Plan Lounge/Diner/Kitchen
- Shower Room
- Excellent Location
- Communal Garden
- Currently Let For £9,600 Per Annum

Chain Free £120,000



*** IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT *** We are pleased to offer this unique one bedroom ground floor maisonette being sold with NO ONWARD CHAIN. Located within walking distance of the amenities of Old Town which include wine bars, restaurants, supermarket and independent shops. The accommodation comprises of entrance porch, open plan lounge/diner/kitchen, bedroom and shower room. Property also benefits from uPVC double glazing throughout and a communal garden at the rear with bin store and bike storage. Viewing is highly recommended.

Entrance Porch
uPVC front door. Door to lounge/diner/kitchen.

Lounge/Diner
Two uPVC windows to front elevation. Understairs cupboard. Electric heater.

Kitchen Area
Gloss wall and base units with solid wood effect worktops over. Stainless steel sink and drainer with mixer tap. Built in single oven. Ceramic hob with extractor hood over. Space and plumbing for washing machine. Space for fridge freezer. Part tiled walls. Inset ceiling lights. Vinyl flooring.

Lobby
Door to bedroom and shower room.

Bedroom
uPVC window to rear elevation. Built in wardrobe. Electric heater.

Shower Room
Obscured uPVC window to rear elevation. White suite comprising of built in shower with tiled surround, pedestal wash hand basin with splash back tiles and low level W.C. Extractor. Shaving point. Vinyl flooring.

Communal Garden
At the rear of the building there is a communal garden with shelter housing a bin store and bike storage.

Leasehold
999 year lease with 988 years remaining.

Service Charges
Service charge is £360 per annum (£30 a month).

Notes
Property is currently let for £800 PCM (£9,600 per annum).

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

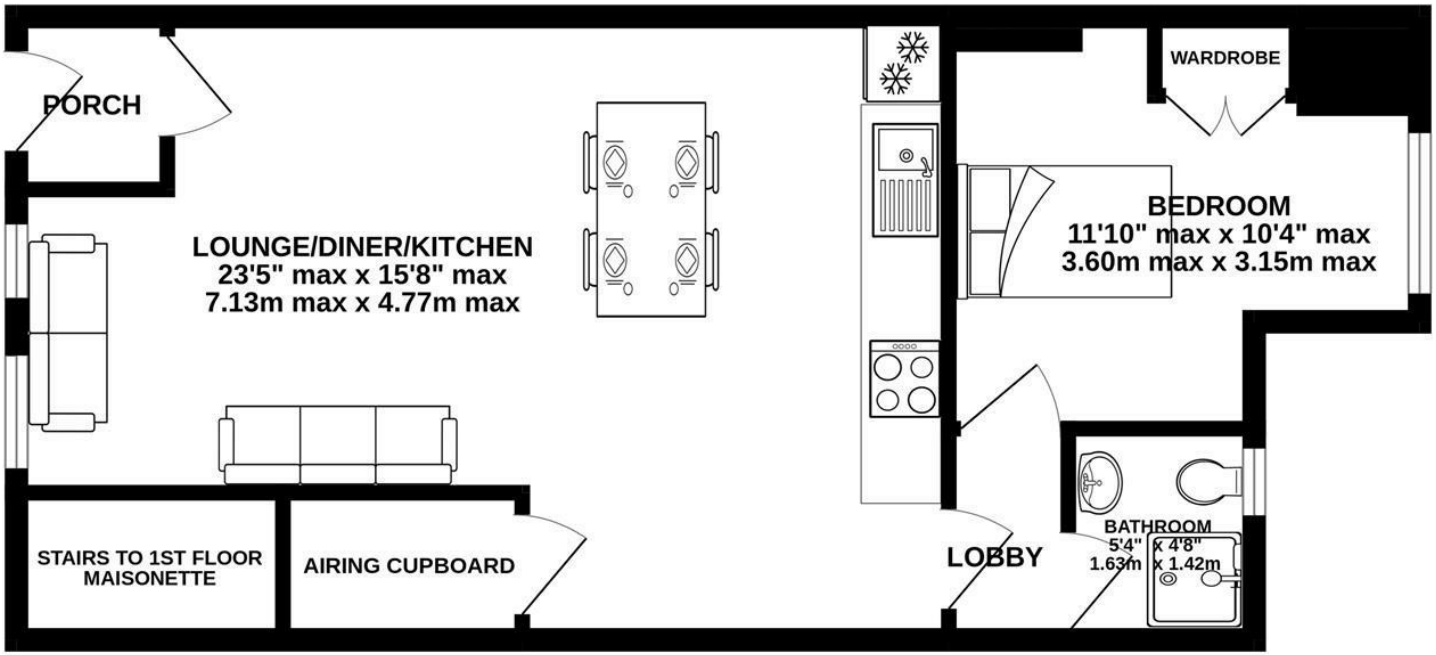
Viewings
Strictly via our Swindon office telephone (01793) 641641.

Photographs
Please note that photos were taken prior to the current tenants moving into the property.

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.

GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 508 sq.ft. (47.2 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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