



8, Walton Grange, Bath Road, SN1 4AH

£145,000



An outstanding investment opportunity awaits: a two-bedroom property in Swindon town centre, offering significant rental potential and an attractive return on investment – perfectly positioned for the savvy investor!

- Long Lease - 960 years remaining
- Parking
- Investment opportunity
- Town Location

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

Property Type: Flat

Council Tax Band: D

Tenure: Leasehold



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Discover this strategically located two-bedroom property, an unmissable prospect for investors seeking a strong addition to their portfolio. Situated in the high-demand SN1 4AH postcode, this residence is perfectly primed to attract a wide range of tenants, from working professionals to small families, due to its unbeatable central location and practical layout.

The property features a versatile reception room, providing an appealing living space that is easy to maintain and highly desirable for renters. With two well-proportioned bedrooms and a functional bathroom, this home offers the essential amenities tenants seek, ensuring consistent occupancy and straightforward management. The layout is designed for efficiency and comfort, appealing to those looking for convenience in a central setting.

A key advantage for investors is the superb value offered at £150,000, presenting a compelling entry point into the Swindon rental market. The property benefits from reliable mains electricity and water supply. Its town centre location significantly enhances its appeal, guaranteeing a consistent pool of prospective tenants.

Swindon town centre is a magnet for renters, offering unparalleled access to a wealth of amenities. Tenants will appreciate the immediate proximity to extensive shopping facilities, a diverse culinary scene, and various entertainment options. Excellent transport links, including the main line railway station, are just a short stroll away, providing direct routes to London Paddington and a strong draw for commuters. The ongoing regeneration in Swindon further underpins capital appreciation and rental demand, making this a robust long-term investment.

This property is more than just a home; it's a strategic investment asset poised for excellent rental yield and capital growth. Capitalise on Swindon's thriving rental market with this well-located, high-potential property.

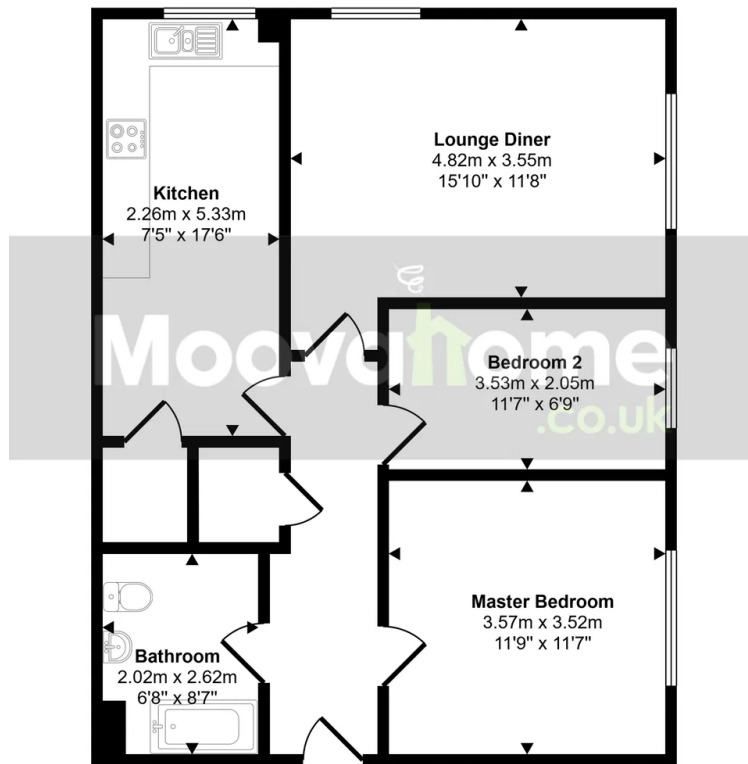
Key Investment Highlights:

- Two well-proportioned bedrooms – appealing to a broad tenant base
- One reception room – easy to maintain and highly rentable
- One bathroom – essential for tenant convenience
- Mains electricity and water supply – reliable infrastructure
- Prime town centre location (SN1 4AH) – maximum tenant demand
- Strong rental potential – excellent yield opportunities
- Unbeatable amenities – attracts consistent renters (shops, dining, transport links)
- Attractive entry price of £150,000 – strong ROI potential





Approx Gross Internal Area
68 sq m / 735 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	83	84
(69-80) C		
(55-68) D		
(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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