



**98 Lynmouth Road,
Churchward, Swindon, SN2 2DH**

- IDEAL INVESTMENT OR FIRST TIME BUY
- Second Floor Apartment
- Two DOUBLE Bedrooms
- 19ft Lounge/Diner
- Kitchen
- Modern Bathroom
- Garage & Storage Room
- Gas Central Heating
- Good Location
- LONG LEASE - 981 years remaining

Price £160,000



*** IDEAL INVESTMENT OR FIRST TIME BUY ***

We are pleased to offer this spacious and well presented second floor two DOUBLE bedroom flat located in Churchward, within walking distance to all local amenities, The Designer Outlet Village, town centre and railway station. The accommodation comprises of entrance hallway, lounge/diner with balcony, kitchen, two bedrooms and bathroom. Property also benefits from a large garage with storage room, communal garden, gas central heating and uPVC double glazing. An early viewing is highly recommended.

Entrance Hallway

Intercom system. Radiator.

Lounge/Diner

Two uPVC windows to front elevation. Door to balcony. Radiator.

Balcony

Enclosed by cast iron railings. Paved patio.

Kitchen

uPVC window to rear elevation. Matching wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Built in single oven. Gas hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Airing cupboard. Part tiled walls. Vinyl flooring. Extractor fan. Radiator.

Bedroom One

uPVC window to front elevation. Radiator.

Bedroom Two

uPVC window to rear elevation. Radiator.

Bathroom

Obscured uPVC window to rear elevation. White suite comprising of panelled bath with shower over, wash hand basin with cupboard under and low level

W.C. Extractor fan. Shaving point. Part tiled walls. Tiled flooring. Radiator.

Outside

Communal garden. Bin store.

Garage & Storage Room

Up and over garage door. Light and power. Door to storage cupboard.

Storage room - Obscured uPVC window to rear elevation. Light and power.

Lease Terms

999 year lease with 981 years remaining.

Management & Ground Rent Charges

Management charge - £1,478 per annum

Ground rent - £175 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.

Mortgages

If you would like independent mortgage advice please call Primary Mortgage Centre on (01793) 616617. Home visits available.

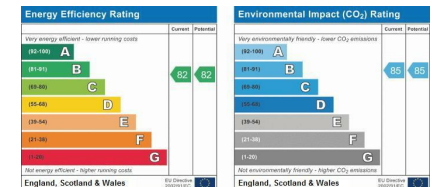
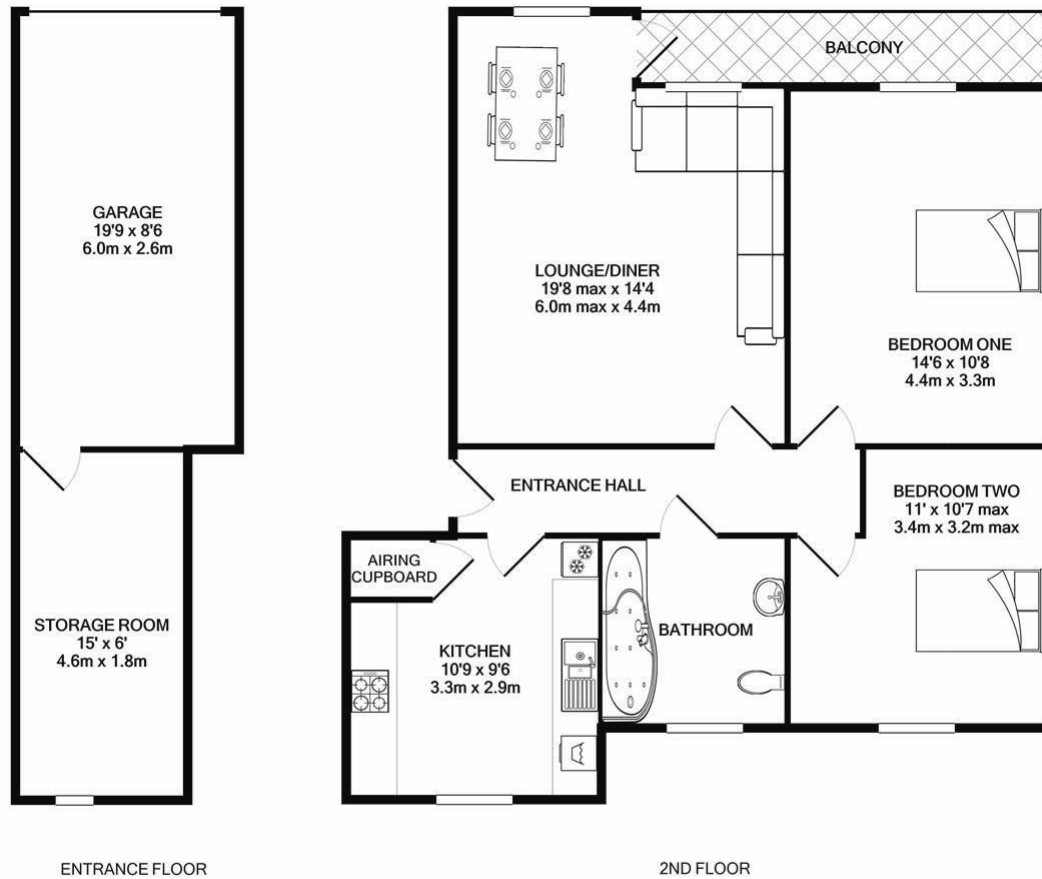
Money Laundering

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.



PRIMARY HOMES & LETTINGS

Tel: 01793 641 641



FOR ILLUSTRATION ONLY
TOTAL APPROX. FLOOR AREA 549 SQ.FT. (51.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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