



COMMERCIAL ROAD

Town Centre, Swindon, Wiltshire SN1 5NF

Commercial Road, Town Centre, Swindon SN1 5NF

- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- Ground Floor Flat
- One Bedroom
- NO ONWARD CHAIN
- Long Lease With 978 Years Remaining & No Ground Rent To Pay
- Living Room
- Kitchen/Breakfast
- Study Area
- Built In Wardrobes
- Town Centre Location

Chain Free £115,000



***** IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT ***** We are delighted to offer this spacious one bedroom ground floor apartment being sold with NO ONWARD CHAIN. Situated in the heart of Swindon town centre, within walking distance to all local amenities and railway station. The accommodation comprises of living room, study area, kitchen/breakfast, bedroom and shower room. Early viewing is highly recommended.

Entrance Hallway

Storage cupboard. Intercom. Inset ceiling lights. Heater.

Living Room

uPVC window to front elevation. Inset ceiling lights. Heater.

Kitchen

White gloss wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Built in single oven. Ceramic hob with extractor hood over. Integral washing machine. Space for fridge/freezer. Part tiled walls. Tiled flooring. Inset ceiling lights. Heater.

Bedroom

Two skylights. Two built in wardrobes. Inset ceiling lights. Heater.

Shower Room

White suite comprising of built in shower, pedestal wash hand basin with splashback tiles and low level W.C. Shaving point and light. Tiled flooring. Heated towel rail.

Lease Terms

999 year lease with 978 years remaining.

Management Charges & Ground Rent

Management fees - £1,200 per annum.

Ground rent - None 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

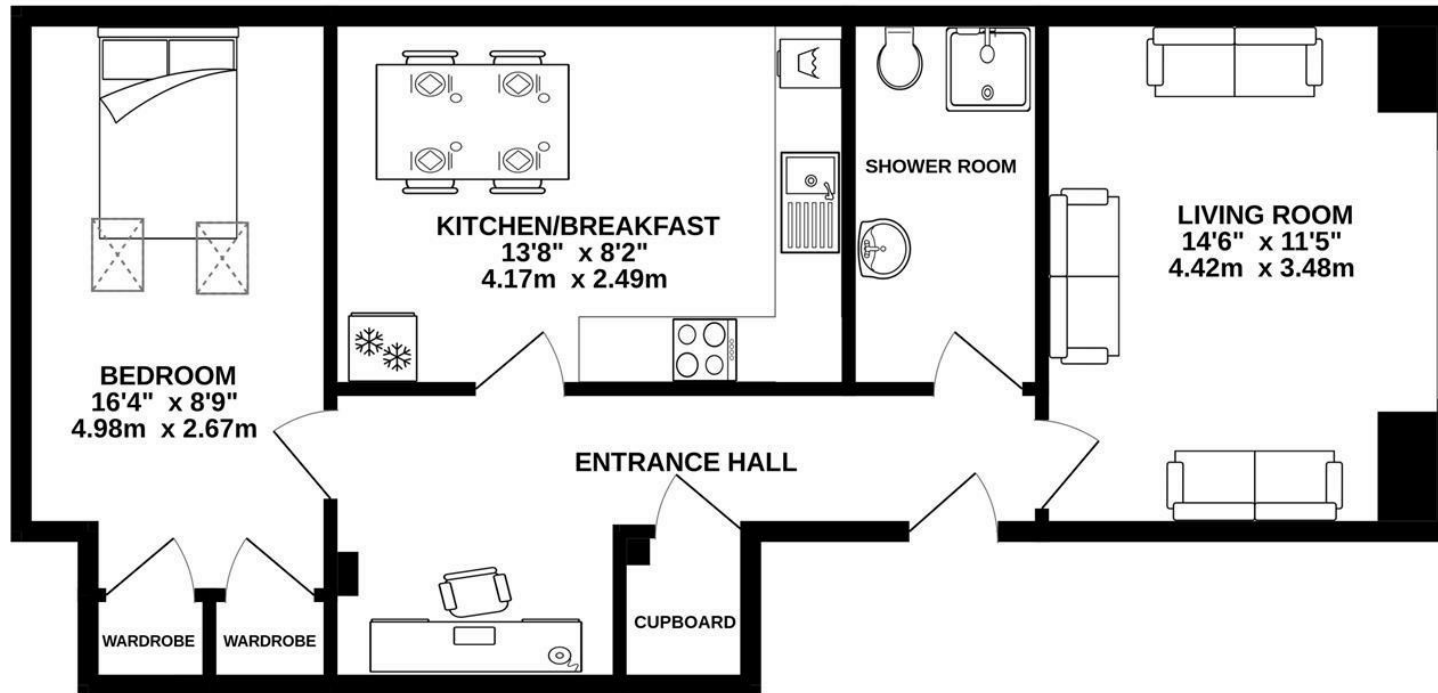
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

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
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.9 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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