



# UNION STREET

Old Town, Swindon, Wiltshire SN1 3LD

## 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**

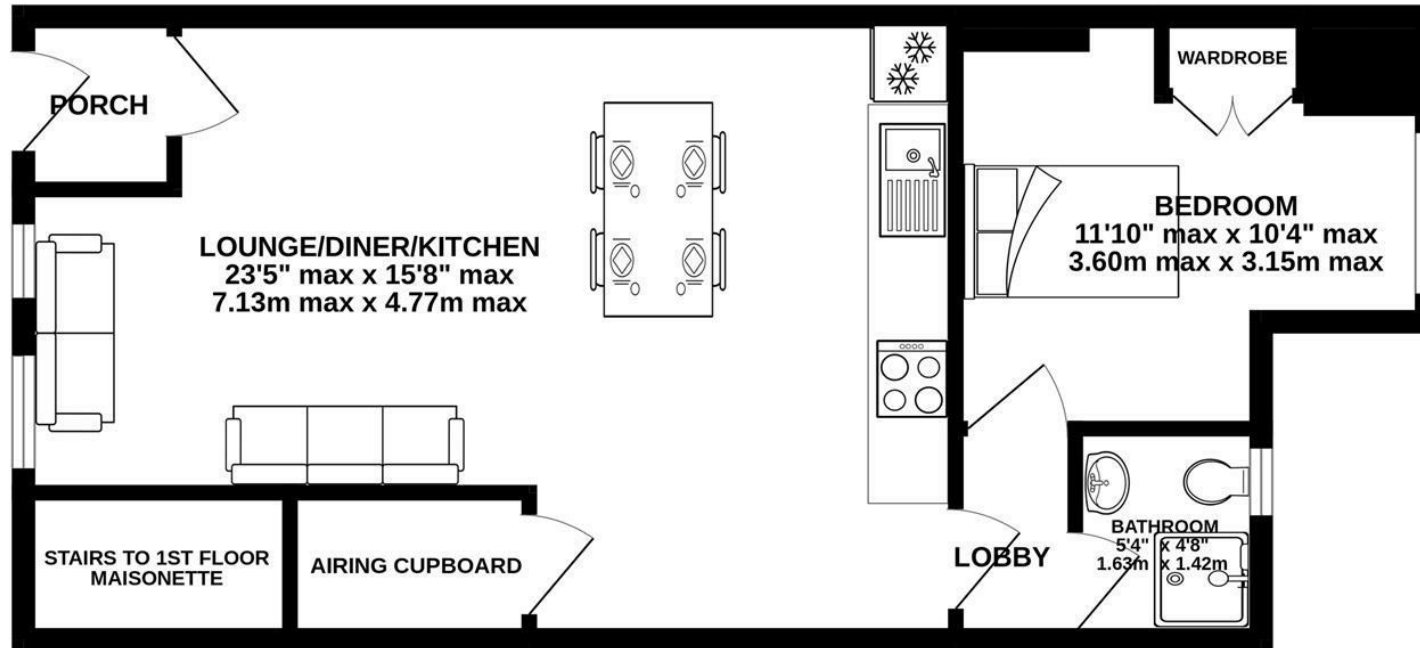
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

### **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.

Made with Metropix ©2025

01793 641641

101 Commercial Road, Swindon, SN1 5PL

info@primaryhomesandlettings.co.uk