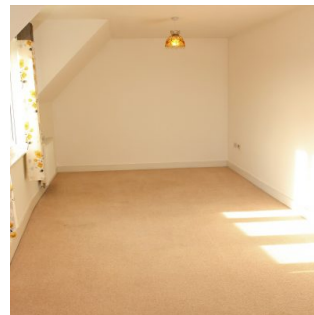


PROPERTY PARTICULARS

1 STROUDS CLOSE, OLD TOWN, SWINDON, WILTSHIRE, SN3 1DQ
Strouds Close, Old Town, Swindon, Wiltshire, SN3 1DQ

£164,950



A modern, TOP FLOOR, two bed flat in Old Town. An ideal BTL or first home. NO ONWARD CHAIN. An ALLOCATED parking space, secure entry system. Just minutes from A419, Swindon's Train Station and the M4

Bedrooms 2
Living Rooms 1

+ Ideal BTL Investment or First Home
+ No Onward Chain and Vacant Possession

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PROPERTY PARTICULARS

Moovahome offer for sale this modern, top floor two-bedroom flat located in a private development situated just minutes from the heart of Old Town, Swindon. The flat consists of a lounge, kitchen, two double bedrooms and a bathroom. Features of the home include an allocated parking space, a modern finish throughout, gas central heating, double glazing, secure entry and access to a range of local shops. The property would be an ideal investment or first home. The flat is available with no onward chain and vacant possession. Moovahome offer flexible, accompanied viewings for this property.

Situation

Old Town is situated just five minutes from Swindon's Town Centre and has excellent access to excellent access to A419/A417, A420 (Oxford Road) and Junction 15 of M4. Swindon's Rail Station is approximately a ten-minute drive and London Paddington can be reached in just 55 minutes via train.

Old Town has the benefit of access to a variety of local amenities include a number of nearby pub/bars, restaurants, supermarkets including a Co-Op, convenience stores and leisure facilities and churches. Swindon's Town Centre also offers a range of bars, restaurants and shops. The property is located within the catchment area for a range of schools including St. Joseph's College and The Commonweal School.

Layout of the Property

Hallway

A wooden front door complete with a door bell provides access to the property from the communal landing. Carpet laid throughout and a wall mounted radiator. A wall mounted phone entry system, wall mounted thermostat and a ceiling mounted smoke alarm. A modern hatch opens to the loft space. An airing cupboard housing the water tank and storage space. The hallway is complete with doors opening to the lounge, two bedrooms and the bathroom.

Lounge – 6.41m x 3.17m

Carpet laid throughout and a wall mounted radiator. A large UPVC double glazed, rear aspect window. A wall mounted TV connection point is available and a wall mounted carbon monoxide alarm. An opening to the kitchen completes.

Kitchen – 2.97m x 2.50m

Tile effect vinyl laid throughout and a wall mounted radiator. A small, UPVC double glazed, rear aspect window. A range of modern wood wall and base units and dark grey finished worktops fitted throughout. A stainless-steel sink unit complete with a mixer tap and drainer. An integrated cooker with a fitted extractor hood over the top. Space for a free-standing fridge/freezer and under-worktop washing machine. A Potterton manufactured boiler is fitted inside on of the wall units with a thermostat below. The kitchen is complete with a loft hatch, range of recessed ceiling spotlights, smoke alarm, wall mounted consumer unit and extractor fan.

Bedroom 1 – 3.26m x 3.10m

A double bedroom with carpet laid throughout. A wall mounted radiator and a UPVC double glazed, front aspect window. A wall mounted TV connection point is available, and a built-in double wardrobe completes.

Bedroom 2 – 3.26m x 2.57m

PROPERTY PARTICULARS

A double bedroom with carpet laid throughout. A wall mounted radiator and a UPVC double glazed, front aspect window.

Bathroom – 2.21m x 2.11m

A modern bathroom suite comprising of a low-level W.C, pedestal wash hand basin and a panelled bath with splashback tiles fitted throughout. A wall mounted, mains fed shower complete with a clear, fitted screen. Lino flooring laid throughout and a wall mounted radiator. The bathroom is complete with x4 recessed ceiling spotlights, extractor fan, mirror and shaver point.

Parking

One allocated space opposite the entrance to the building serviced via permit. Additional street parking is available with the use of a permit.

Lease/Charges

The property is leasehold has 988 years remaining on the lease. A service charge of £817 per annum applies to the property and the ground rent is £250 per annum.

The property has an Energy Performance Certificate rating of C

The Council Tax Band for the property is C

These particulars have been prepared by Moovahome Ltd, although due care and attention to detail has been carried out their accuracy is not guaranteed. Moovahome Ltd advise any potential purchaser to check the property fully prior to submitting an offer of purchase.

Furthermore, the fixtures and fittings including the heating system and appliances have not been checked by Moovahome Ltd, by describing these items we do not infer that they are in working condition. In addition to this, we are not guaranteeing their inclusion in any sale. All room sizes are approximate and should be checked prior to ordering furnishings for a property.

An Energy Performance Certificate (EPC) for this property is available on request.