

## PROPERTY PARTICULARS

ASCHAM ROAD, GRANGE PARK, SWINDON, SN5 6BE  
Ascham Road, Grange Park, Swindon, Wiltshire, SN5 6BE

£150,000



**FIRST FLOOR**, two bed flat situated in Grange Park. Ideal BUY TO LET with NO CHAIN. ALLOCATED parking, TWO DOUBLE bedrooms and NEW KITCHEN. 10 minutes from TRAIN STATION and easy access to M4.

Bedrooms 2  
Living Rooms 1

+ Ideal BTL Investment  
+ No Onward Chain

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## PROPERTY PARTICULARS

Moovahome offer for sale this first floor two-bedroom flat situated in a small development consisting of two flats in the popular residential area in Grange Park. The flat consists of a newly fitted, Howdens kitchen, lounge, two double bedrooms and bathroom. The property represents an excellent investment opportunity and currently has a tenant in Situ paying £700 per month. Benefits of the property include parking to the front, no onward chain and a private entrance.

### Situation

Grange Park is a popular residential area of Swindon with excellent access to Junction 16 of the M4 linking Swindon to London, Bristol and beyond. Swindon's Rail Station is approximately a ten-minute drive and London Paddington can be reached in just 55 minutes via train.

### Layout of the Property

#### Entrance & Landing

A private half glazed, front door provides access to the flat. Stairs give access to the first floor. Access to the loft space via a hatch. Two excellent-sized storage cupboards are available.

#### Lounge – 5.10m x 3.44m

Carpeted throughout and a radiator. A UPVC double glazed window and a TV connection point completes.

#### Kitchen – 2.50m x 2.40m

A newly fitted, Howdens Kitchen, comprising of a modern wall and base units complete with worktops over the top and splashback tiles. Vinyl flooring throughout and a UPVC double glazed window to the rear. A stainless-steel sink unit with a mixer tap and drainer, integrated cooker complete with an extractor hood over the top. Space for a free-standing fridge-freezer and under worktop washing machine complete

#### Bedroom 1 – 3.70m x 3.08m

A double bedroom with carpet throughout and a radiator. A UPVC double glazed window to the front. An over-stairs storage cupboard housing a Baxi manufactured boiler, fuse box and storage space.

#### Bedroom 2 – 3.68m x 2.14m

A double bedroom with carpet laid throughout and a radiator. A UPVC double glazed window to the rear completes.

### Bathroom

A white suite comprising of a low-level W.C, pedestal wash hand basin and a panelled bath complete with a wall mounted, electric shower over the top. Grey, wood effect vinyl laid throughout and a UPVC double glazed window to the rear of the home. A range of splashback tiles fitted throughout, and a wall mounted, heated towel rack. A ceiling mounted extractor fan and a wall mounted shaver point complete.

### Parking

An allocated parking space is available for the property.

### Rental Value

The property is currently rented privately. The tenants are paying £700.00 per month.

### Lease/Charges

The lease has 962 years remaining. When built in 1982 the lease started with 999 years.

The Ground Rent for the property is £25.00 per annum.

The property has an Energy Performance Rating of C

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The Council Tax Band for the property is A

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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.