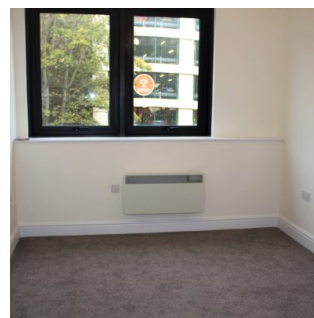


PROPERTY PARTICULARS

ELECTRA HOUSE, FARNSBY STREET, SWINDON, WILTSHIRE, SN1 5AY
Electra House, Farnsby Street, Swindon, Wiltshire, SN1 5AY

£120,000



FIRST FLOOR, one bed flat in Swindon's Town Centre. BUY TO LET opportunity. 10 minutes from Swindon's TRAIN STATIONS and excellent access to M4. NO CHAIN and A SITTING TENANT paying £650 per month.

Bedrooms 1
Living Rooms 1

+ Ideal BTL Investment
+ No Onward Chain

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PROPERTY PARTICULARS

Moovahome offer for sale this modern, first floor one-bedroom flat situated in Swindon's Town Centre, just minutes from the Rail and Bus Stations. The flat consists of an open plan lounge/kitchen, double bedroom and bathroom. The property represents an excellent investment opportunity. Benefits of the property include available off road parking (not allocated), no onward chain, a tenant in situ and professional block management. Moovahome offer accompanied viewings for this property.

Situation

Electra House is situated on Farnsby Street in Swindon's Town Centre. The Rail and Bus Stations are just a five-minute walk away and London Paddington can be reached in just 55 minutes via train.

Local amenities include a range of pubs, local shops, Swindon's Brunel Centre and a range of schools from Nursery through to a Secondary School.

Layout of the Property

Hallway

A wooden front door provides access to the flat via the communal landing. Grey, fitted carpet laid throughout and a wall mounted, electric panel heater. A ceiling mounted smoke alarm. Internal wooden doors provide access to the open plan lounge/kitchen, bedroom and bathroom.

Open Plan Lounge/Kitchen

Lounge

Grey carpet fitted carpet laid throughout and a wall mounted, electric panel heater. A UPVC double glazed window to the front of the property. A wall mounted TV connection point is available and an airing cupboard housing the water tank and storage space completes.

Kitchen

Wood effect vinyl flooring laid throughout. A range of modern, white gloss wall and base units and wooden worktops throughout. A stainless-steel sink unit with a mixer tap and small drainer. A range of integrated appliances including an electric cooker with an extractor hood over the top, fridge/freezer, washing machine and dish washer.

Bedroom

A double bedroom with grey fitted carpet laid throughout. A wall mounted, electric panel heater and a UPVC double glazed window to the front of the property. A wall mounted TV connection point completes.

Bathroom

A range of ceramic tiled flooring laid throughout and a modern bathroom suite comprising of a low-level W.C, pedestal wash hand basin and a panelled bath complete with a wall mounted, mains fed shower and clear screen. A range of splashback tiles fitted throughout. The bathroom is complete with a wall mounted, heated towel rack and ceiling extractor fan.

PROPERTY PARTICULARS

Parking

Parking can be negotiated within the parking structure opposite. The property does not have an allocated parking space.

Service Charge & Ground Rent

The property is Leasehold and the ground rent for the flat is £300 per annum. The applied Service Charge for the property is £576.02 per annum and the insurance costs £107.26 per annum.

The property is currently tenanted and achieving £650.00 per month.

The property has an Energy Performance Rating of C

The Council Tax Band for the property is A

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.