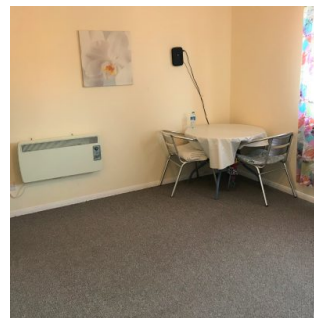
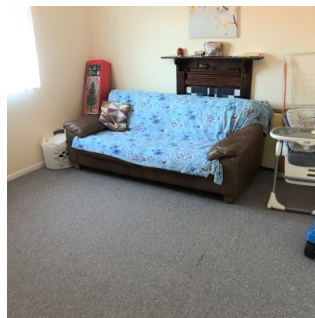


PROPERTY PARTICULARS

MARNEY ROAD, GRANGE PARK, SWINDON, WILTSHIRE, SN5 6AW
Marney Road, Grange Park, Swindon, Wiltshire, SN5 6AW

£104,950



TOP FLOOR, one bed flat situated in Grange Park. ideal BUY TO LET opportunity. ALLOCATED parking and 10 minutes from TRAIN STATION and easy access to M4. NO CHAIN and currently rented at £575 p/m.

Bedrooms 1
Living Rooms 1

+ Ideal BTL Investment
+ No Onward Chain

PROPERTY PARTICULARS

Moovahome offer for sale this top floor one-bedroom flat situated in a popular residential area in Grange Park, just minutes from all the amenities in West Swindon. The flat consists of a good-sized kitchen, lounge, double bedroom and bathroom. The property represents an excellent investment opportunity. Benefits of the property include an allocated parking space, no onward chain and professional block management. Moovahome offer flexible, accompanied viewings for this property.

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.

Local amenities include a range of pubs, local shops and West Swindon's Shaw Ridge Leisure Park and Link Centre. Located nearby in West Swindon are excellent schools from Nursery through to a Secondary School. There are also regular bus services to and from the Town Centre and Orbital Centre.

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 and a loft hatch. An airing cupboard with fitted shelving and the water tank. Internal wooden doors provide access to the lounge, kitchen, bedroom and bathroom.

Lounge – 4.07m x 3.31m

Grey carpet fitted carpet laid throughout and a wall mounted, electric panel heater. A UPVC double glazed window to the front of the property.

Kitchen – 3.08m x 1.61m

Tile effect lino flooring laid throughout and a wall mounted electric panel heater. A UPVC double glazed window to the side of the building. A range of wooden wall and base units and wooden worktops with a cream finish and splashback tiles over the top. A stainless-steel sink unit with a mixer tap and small drainer. Space for a free-standing cooker, fridge/freezer and an under-worktop washing machine.

Bedroom – 4.12m x 3.02m

A double bedroom with grey fitted carpet laid throughout. A wall mounted, electric panel heater and a UPVC double glazed window to the rear of the development. A wall mounted TV connection point and the consumer unit complete.

Bathroom – 1.68m x 1.88m

A grey, wood effect vinyl flooring laid throughout and a UPVC double glazed, side aspect window. A cream bathroom suite comprising of a pedestal wash hand basin, low-level W.C and a panelled bath complete with a wall mounted electric shower and shower curtain. A range of splashback tiles fitted throughout. A wall mounted, electric heater, wooden shelving unit and shaver point completes.

PROPERTY PARTICULARS

Parking

One allocated space at the side of the building. Additional street parking is available to the front of the property.

Lease/Charges

The full details of the lease and charges to follow.

The property is currently tenanted and achieving £575.00 per month. The tenants have been in place since May 2018.

The property has an Energy Performance Rating of D

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.