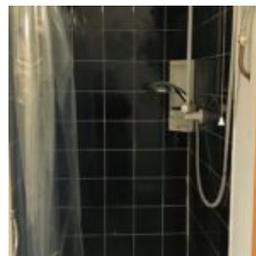


52 Marney Road, Grange Park, Swindon, SN5 6AW

1 Bedrooms | 1 Bathrooms | 1 Receptions | Studio





A top floor studio flat in Grange Park, minutes from the amenities in West Swindon. An excellent investment opportunity sold with NO ONWARD CHAIN and TENANT IN SITU. Includes OFF-ROAD PARKNG. Minutes from J16 of M4 and 10 minutes from Town Centre and Swindon's Rail Station.

52 Marney Road, Grange Park, Swindon, SN5 6AW



1 Bedrooms | 1 Bathrooms | 1 Receptions | Studio

Location



52 Marney Road, Grange Park, Swindon, SN5 6AW

1 Bedrooms | 1 Bathrooms | 1 Receptions | Studio

Features

- Ideal BTL Investment Opportunity with Rental Value of £525
- No Onward Chain & Vacant Possession
- Tenant in Situ
- 10/15 Minutes from Swindon's Town Centre, Rail and Bus Stations
- Off-Road Parking available on site
- Minutes from Junction 16 of M4
- Situated on the Top Floor
- Double Glazing Throughout
- Built-in Wardrobe space

Full Description

Moovahome offer for sale this top-floor studio apartment situated in a popular residential area in Grange Park, just minutes from all the amenities in West Swindon. The flat consists of a living space, kitchen, dressing room and bathroom. The property represents an excellent investment opportunity and is sold with no onward chain and with a tenant in situ. The property includes off-road parking. Moovahome offer flexible, accompanied viewings for this property.

Situation

Grange Park is a 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 fifteen-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

Living Space – 4.45m x 2.61m

The property is accessed via a wooden front from the top-floor communal hallway. Carpet laid throughout and a wall mounted electric heater. A UPVC double glazed window to the rear of the building. A TV connection point is available and a ceiling mounted smoke alarm is fitted. A door to the dressing area and open access to both the kitchen completes.

Kitchen – 1.79m x 2.14m

Vinyl flooring laid throughout and a UPVC double glazed windows to the side of the building. A range of wall and base units fitted throughout. Wooden worktops complete with a mahogany effect finish and splashback tiles over the top. A stainless-steel sink unit with a mixer tap and drainer. Space for a free standing electric cooker, under-worktop fridge and washing machine. A wall mounted, electric heater and an airing cupboard housing the water tank and shelving.

Dressing Room – 1.21m x 2.00m

A useful storage space with carpet laid throughout. A wall mounted consumer unit and a wardrobe space housing a clothing rail and shelf. A sliding wooden door opens to the bathroom.

Bathroom – 1.28m x 2.61m

A bathroom suite comprising of a low-level W.C, pedestal wash hand basin and a single shower cubicle complete with a wall mounted, electric shower. A range of splashback tiles fitted throughout. Vinyl flooring laid throughout and a wall mounted electric heater. A wall mounted extractor fan and shaver point complete.

Parking

Off-Road parking is available directly in front of the property. Additional street parking is available throughout Marney Road.

Lease/Charges

120 year lease from 1982

Ground Rent is £150 a year

Service charges are £240 a year (based on a similar flat in block this year)

The current private rental value of the property is £525.

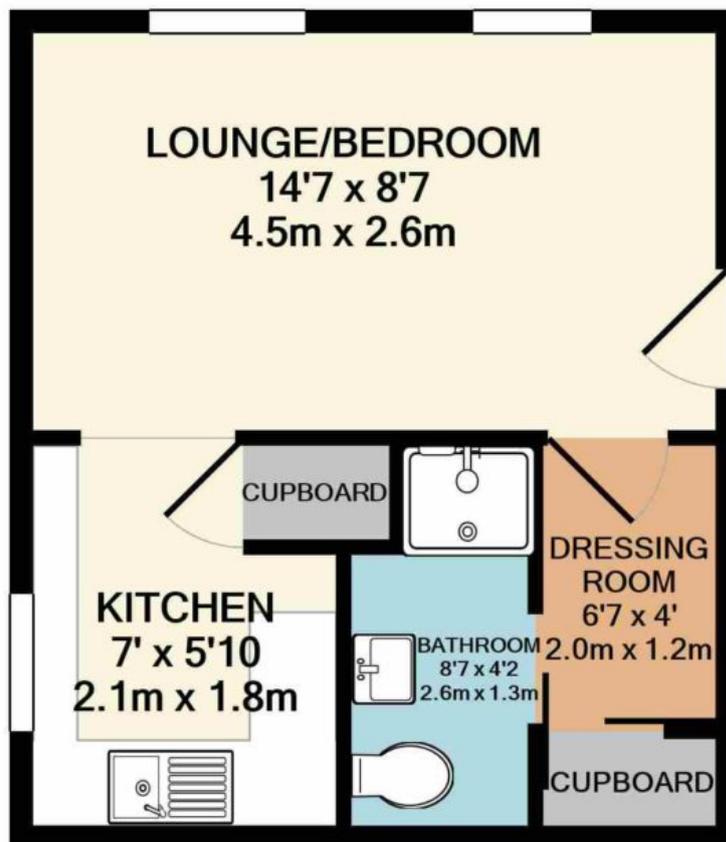
The Energy Performance Certificate for the property has a rating of C.

The Council Tax Band for the property is A

52 Marney Road, Grange Park, Swindon, SN5 6AW

1 Bedrooms | 1 Bathrooms | 1 Receptions | Studio

Floorplan



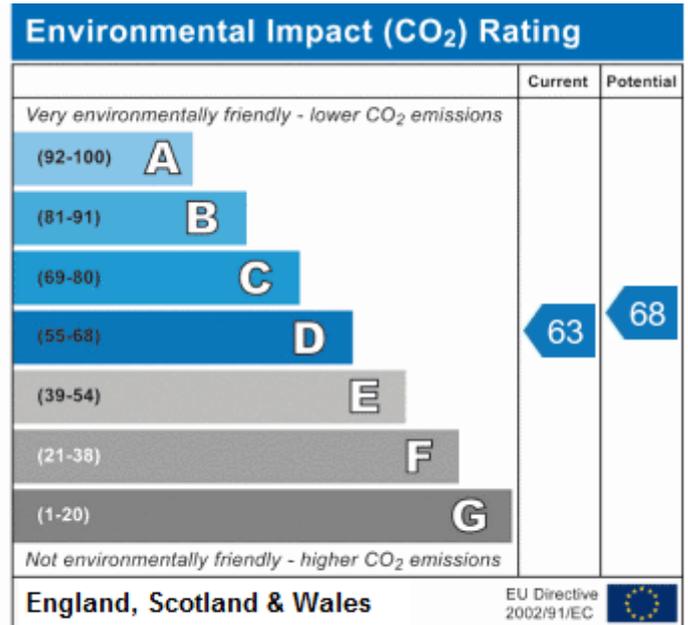
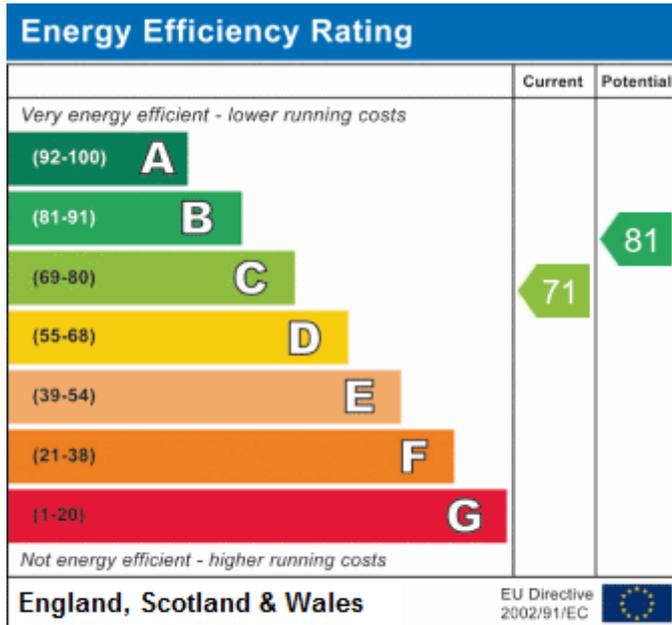
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2020

52 Marney Road, Grange Park, Swindon, SN5 6AW

1 Bedrooms | 1 Bathrooms | 1 Receptions | Studio

EPC



Address:
Marney Road Grange Park Swindon SN5 6AW

52 Marney Road, Grange Park, Swindon, SN5 6AW

1 Bedrooms | 1 Bathrooms | 1 Receptions | Studio

Head Office

Moovahome,
20 Ergo Business Park,
Kelvin Road, Greenbridge,
Swindon, SN3 3JW

01793 512345

Office Opening Hours

Monday – Friday 7.30am – 5.30pm

Saturday 9am – 1pm

Sunday Closed

Sales & Lettings listings

These particulars have been prepared by the team at Moovahome, although due care and attention to detail has been carried out their accuracy is not guaranteed. Although due care and attention to detail has been carried out their accuracy is not guaranteed. Moovahome 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, 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 or rental. All room sizes are approximate and should be checked prior to ordering furnishings for a property.

For further information about Moovahome and the Company structure, please contact our team at hello@moovahome.co.uk

Rooms

These particulars have been prepared by the team at Moovahome Rooms Ltd, although due care and attention to detail has been carried out their accuracy is not guaranteed. These particulars have been prepared by Moovahome Rooms Ltd, although due care and attention to detail has been carried out their accuracy is not guaranteed. Moovahome Rooms 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, 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 or rental. All room sizes are approximate and should be checked prior to ordering furnishings for a property.

For further information about Moovahome Rooms Ltd and the Company structure, please contact our team at

hello@moovahome.co.uk