

Avenel Court 18 Thomas Street, Swindon, SN2 2AH

2 Bedrooms | 1 Bathrooms | 1 Receptions | Flat





Moovahome offer for sale this first floor, two-bedroom apartment situated in a purpose built development located near to Swindon's Designer Outlet Village. The flat consists of an open-plan lounge dining room, kitchen, master double bedroom, additional single bedroom and a modern bathroom. The property represents an excellent opportunity for a first-time buyer or investor. The flat has a rental value of approximately £695 per month. Benefits of the property include allocated parking, secure entry and a modern finish throughout. Contact Moovahome to book a flexible, accompanied viewing.

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Location



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Features

- No Chain
- Parking
- Secure entry

Full Description

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Situation

The property is located within the highly desirable development situated on Thomas Street just minutes from Swindon's Designer Outlet Village. The property is ideally located for access from Junction 16 of the M4 linking Swindon to London, Bristol and beyond. Swindon's Rail Station is just a 10-minute walk from the property and regular rail services to London Paddington operate every 15 minutes.

Local amenities include a range of retails shops within the Designer Outlet Village, pubs, local shops and Supermarkets including Aldi and Co-Op. Located nearby are a range of excellent schools for all ages.

Layout of the Property

Entrance Hallway

A wooden front door provides access to the flat from the communal, 1st floor landing. Carpet laid throughout, ceiling mounted smoke alarm, wall mounted phone entry system. An airing cupboard housing the water tank, plumbing for washing machine (included in sale) and storage space. Doors to the lounge and bathroom complete.

Lounge/Dining Room – 3.46m x 5.25m

Carpet laid throughout and a wall mounted electric night storage heater. A front aspect, large double-glazed window, complete with fitted blinds. A wall mounted TV connection point and door access to kitchen, both bedrooms and a storage cupboard complete.

Kitchen – 2.51m x 1.97m

A modern kitchen comprising of soft-close, cream, gloss wall and base units and black speckled worktops. A stainless-steel sink unit with a dual mixer tap and drainer. An integrated, electric cooker complete with an extractor hood over the top. The kitchen is complete with tile effect vinyl flooring laid throughout, ceiling mounted

smoke alarm and ceiling spotlights.

Bedroom 1 – 3.63m x 3.07m

A double bedroom with carpet laid throughout and an electric heater. A large, front aspect double glazed window complete with a fitted, venetian blind. A TV connection point is available. Built in wardrobe completes.

Bedroom 2 – 1.79m x 2.86m

A single bedroom with carpet laid throughout and an electric heater. A front aspect double glazed window complete.

Bathroom – 1.79m x 1.96m

A modern bathroom suite comprising of a low-level W.C, pedestal wash hand basin and a bath complete with a wall mounted, shower attachment. A range of splashback tiles fitted throughout. Additional fittings include ceiling spotlights, a heated towel rack, ceiling extractor fan and shaver point. Complete with tiled flooring.

Parking

A single parking space is available to the rear of the development.

Lease/Charges

The lease has 113 years remaining. The original lease was for 125 years and the property was built in 2009

The block is managed by a right to manage company (by the leaseholders) and the charges are £94 a month.
Ground rent is £150 per year

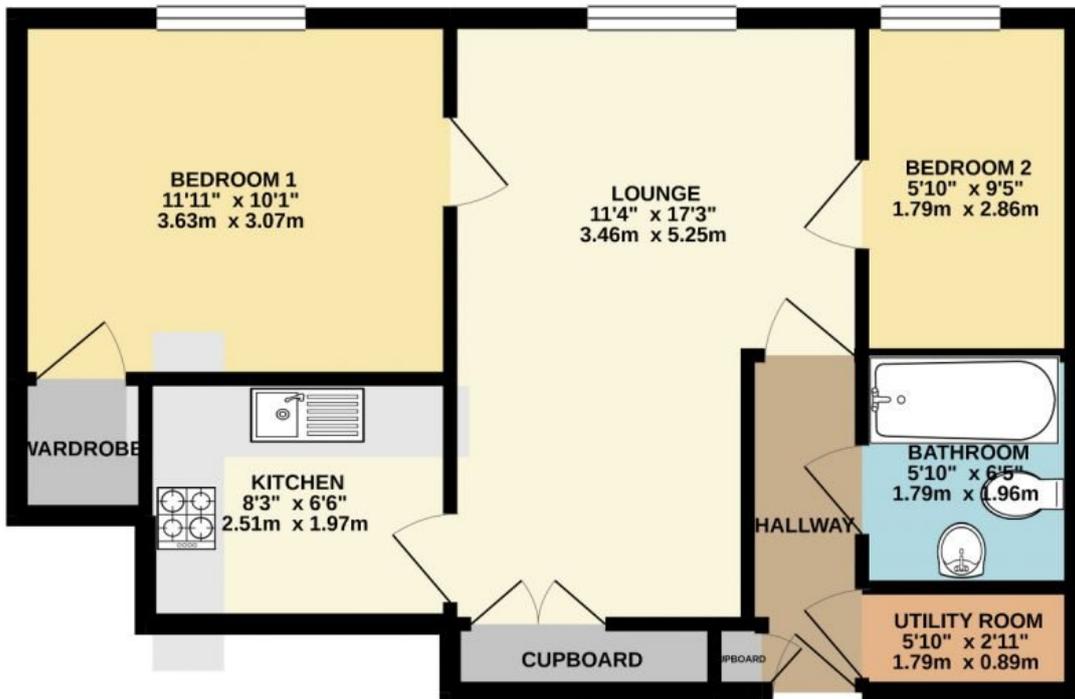
The Council Tax Band for the property is B

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Floorplan

GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.

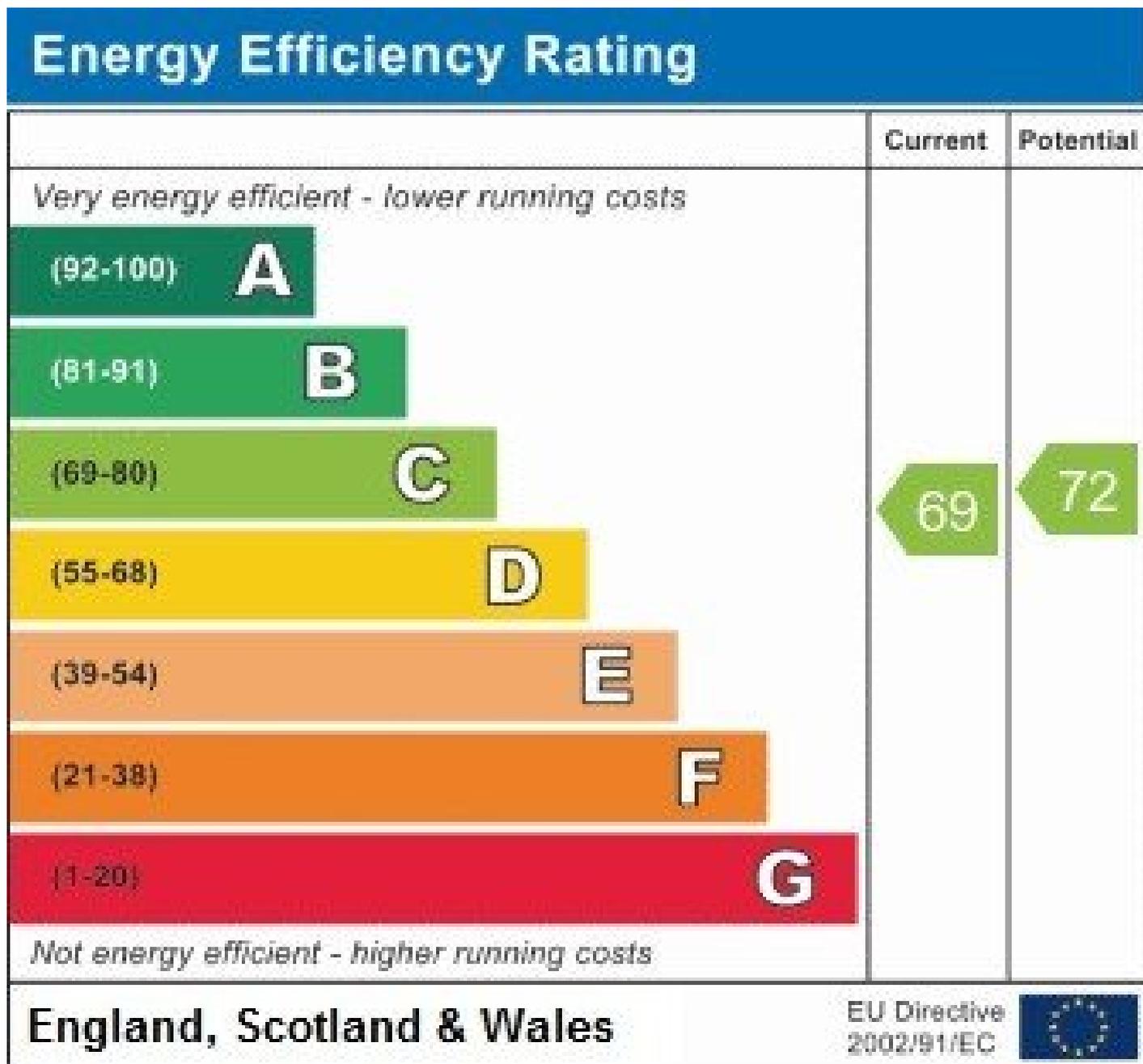


TOTAL FLOOR AREA : 514 sq.ft. (47.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
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EPC



Address:

Avenel Court Thomas Street Rodbourne Swindon SN2 2A

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Head Office

Moovahome,
20 Ergo Business Park,
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Office Opening Hours

Monday – Friday 7.30am – 5.30pm

Saturday 9am – 1pm

Sunday Closed

Sales & Lettings listings

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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.

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