

45 LONGSTOCK COURT, SWINDON, SN5

£113,500



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Bedrooms: 1

Bathrooms: 1

Reception Rooms: 1

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Moovahome offer for sale this first floor one-bedroom flat situated in a popular residential area in Eastleaze, just minutes from all the amenities in West Swindon. The flat consists of a lounge, kitchen, double bedroom and bathroom. The property represents an excellent investment opportunity and is sold with no onward chain. Benefits of the property include an allocated parking space, a private ground floor entrance and a modern finish throughout. Moovahome offer flexible, accompanied viewings for this property.



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#### Situation

Eastleaze 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 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

##### Entrance Hall/Stairs

A wooden front door provides private entry to the flat. Carpet laid throughout and stairs to the first floor. A door gives access to the lounge.

##### Lounge - 4.86m x 2.88m

Grey carpet fitted throughout. A rear aspect UPVC double glazed window and a modern, wall mounted electric heater. A ceiling mounted smoke alarm and TV connection point is available. An opening to the kitchen and doors to the bedroom and bathroom complete.

##### Kitchen 2.81m x 1.74m

Wood effect vinyl flooring laid throughout and a rear aspect UPVC double glazed window. A range of cream wall and base units fitted throughout. Wooden worktops with a black finish and splashback tiles over the top. A stainless-steel sink unit complete with a drainer and a mixer tap. An integrated cooker complete with an extractor hood fitted over the top. Space for a free-standing fridge/freezer and under worktop washing machine.

##### Bedroom - 2.56m x 3.64m

A double bedroom with grey carpet fitted throughout. A front aspect UPVC double glazed window and a modern, wall mounted electric heater. An over-stairs storage cupboard completes.

##### Internal Hall

Grey carpet laid throughout. An airing cupboard housing the water tank and storage space. Door to the bathroom.

##### Bathroom - 1.84m x 1.74m

A three-piece bathroom suite comprising of a low-level W.C, pedestal wash hand basin and a panelled bath complete with an electric shower fitted over the top. Wood effect vinyl laid throughout and a range of splashback tiles fitted throughout. A hatch to the loft storage space and a ceiling mounted smoke alarm. The bathroom is complete with a mirrored, wall mounted cabinet and a shaver point.

##### External

##### Storage Cupboard

A wooden door gives access to an external storage cupboard. The cupboard houses the consumer unit and electric meter.

##### Parking

One allocated space at the front of the building. Additional

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parking is available within Longstock Court.

#### Lease/Charges

The property is on a peppercorn lease, with fees of £20 a year applicable. The lease is for 999 years from 1981

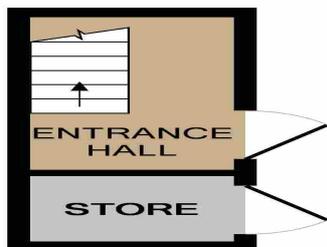
The property's current rental value is £575-£600 per calendar month.

The property has an Energy Performance Rating of D

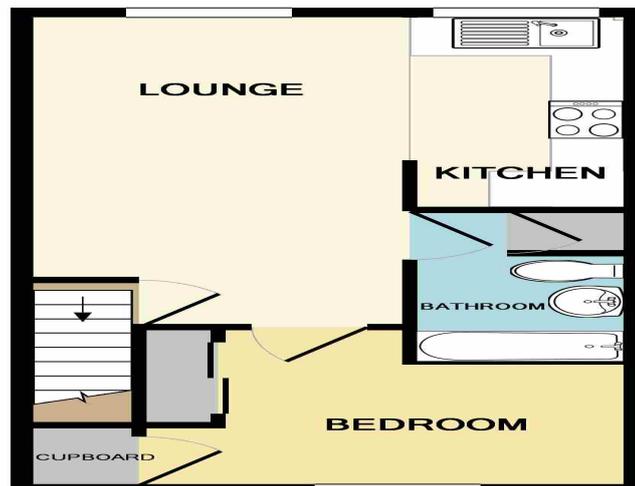
The Council Tax Band for the property is A

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GROUND FLOOR  
APPROX. FLOOR  
AREA 59 SQ.FT.  
(5.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 324 SQ.FT.  
(30.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 383 SQ.FT. (35.6 SQ.M.)

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  
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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.