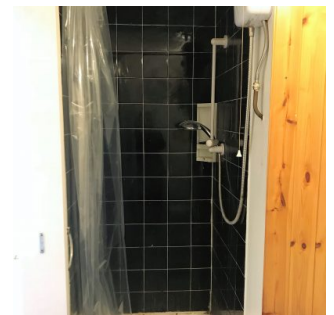
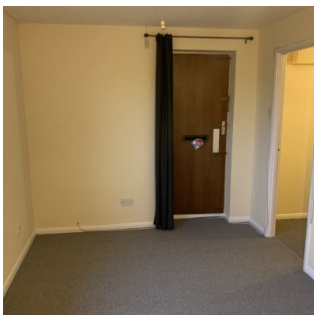


PROPERTY PARTICULARS

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

£82,000



A top floor studio flat in Grange Park, West Swindon. Investment opportunity with NO ONWARD CHAIN & TENANT IN SITU. Includes OFF-ROAD PARKNG. Minutes from J16 of M4 and 10 minutes from Town Centre.

PROPERTY PARTICULARS

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

The full details of the lease and charges to follow.

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

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

PROPERTY PARTICULARS

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.