



Two Double Bedroom Apartment
Stratton, Swindon, Wiltshire, SN3

Guide Price £130,000

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First Floor Apartment with Garage Stratton Swindon Wiltshire SN3

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- Two Double Bedroom Apartment
 - Open Plan Living Space with Views
 - Single Garage
 - 953 Years Remaining on Lease
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A well-proportioned and positioned First Floor Apartment in Stratton St Margaret Swindon. This apartment is Chain Free with the bonus of a Garage. A summary of accommodation comprises: Entrance Hallway, Kitchen with Living Room / Dining Area. Two Double Bedrooms and Family Bathroom, uPVC Double Glazing, Gas Central Heating. Potential Yield of 6% PLUS. Call Sole Selling Agents McFarlane Sales & Lettings 01793 751 044 Tim Stanley or Thomas Harper.



Property description

SECURE ENTRANCE

Secure entrance into communal lobby.

ENTRANCE HALLWAY

Built in broom cupboard and separate airing cupboard with wall mounted gas fired boiler.



KITCHEN

8' 10" x 8' 10" (2.70m x 2.70m) uPVC double glazed window to the rear elevation. Comprehensive range of roll top surfacing with inset stainless-steel sink with single drainer and tiled splashbacks. Range of wall mounted base and drawer space units.

LIVING ROOM

15' 8" x 11' 11" (4.80m x 3.65m) Expansive room with oversized part frosted uPVC double glazed window to the rear, wall mounted radiator.

BEDROOM ONE

10' 11" x 9' 10" (3.35m x 3.00m) uPVC double glazed window to the front elevation, built in double wardrobe, wall mounted radiator.

BEDROOM TWO

10' 2" x 8' 10" (3.10m x 2.70m) uPVC double glazed window to the front elevation, wall mounted radiator.

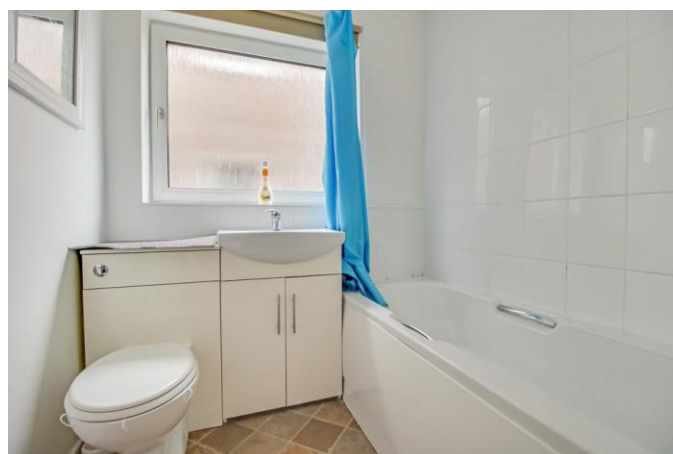
FAMILY BATHROOM

uPVC double glazed frosted window to the side elevation. Panelled bath with inset shower over, tiled splashbacks. Vanity wash hand basin concealed flush WC and wall mounted heated towel rail.

SINGLE GARAGE

Standard single garage with up and over door. Please note this is located at the rear of the property.

The Service Charge for the Property is £960.00 Ground Rent of £50.00 (both annual costings).
Lease Remaining 953 Years





Floor Plan

Floor area 61.3 sq.m. (660 sq.ft.) approx

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Tim Stanley
Sales Manager, Cricklade



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Marlborough.
106 High Street
Marlborough SN8 1LT
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Total floor area 61.3 sq.m. (660 sq.ft.) approx

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