



For Sale: £135,000 (Leasehold)

Farriers Close, Swindon SN1 2QU

A well presented two bedroom first floor apartment, just to the east of the Town Centre, close to local GP's and shops/schools. The property has a fitted kitchen, bathroom with shower and a good sized living/dining room. The landlord has recently extended the lease to 157 years.

An attractive 'Buy to Let' opportunity or first home.





Farriers Close is situated to the East of Swindon, close to the large Tesco superstore.

There is a large living/dining room and a separate refitted kitchen with oven/hob and the main bedroom has built in wardrobes. There is a bathroom with shower.

Electric heating and uPVC double glazing. Two allocated parking spaces.

NB: Subject to existing Assured Shorthold tenancy but vacant possession available subject to notice.

Communal entrance with fob door entry system.

Entrance Lobby: Fitted ribbed matting. Door to:

Hallway: Oak effect wood laminate flooring. Smoke alarm. Dimplex panel heater, airing cupboard housing lagged hot water tank with immersion (new tank December 2020).

Living/Dining Room (4.6m x 3.7m narrowing to 2.7m) (15'5" x 12'1" narrowing to 8'10"): Dimplex night storage heater and further panel heater with timer, uPVC double glazed window to front, oak finish wood laminate flooring.

Kitchen area (2.58m x 2.19m) (8'5" x 7'2): Fluorescent light, fitted with a range of 'Howdens' grey gloss wall and base units with black granite effect laminated work surfaces, inset stainless steel sink, ceramic hob, built under oven, plumbing for washing machine and space for under counter fridge & freezer, grey wood effect vinyl flooring.

Bedroom 1: (2.92m x 2.86m) (9'6" x 9'4"): Pendant light, panel heater, built in double wardrobe, uPVC double glazed window, fitted carpet.

Bedroom 2: (2.46m x 2.16m) (8' x 7'1" min): Light pendant, uPVC double glazed window, radiator, oak finish laminate flooring.

Bathroom: Light fitting, extractor fan, bathroom suite of panel enclosed bath with tiled surrounds, electric shower, pedestal wash basin with mixer tap, low level w.c., vinyl flooring.

TWO Allocated Parking Spaces.

Leasehold:

Length of lease: 157 years remaining.

Service Charge: £1280.00 p/a (figures supplied by owner)

Ground Rent: £62.50 per half year.

PROPERTY MISDESCRIPTIONS ACT 1991

"The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

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