



**46 Olympus House Fire Fly
Avenue, Old Railway
Quarter. Swindon. SN2 2FW**

- IDEAL FIRST TIME BUY OR BUY TO LET
- First Floor Apartment
- Two DOUBLE Bedrooms
- 989 Years Remaining On The Lease
- Excellent Location
- Communal Garden
- Open Plan Lounge/Diner/Kitchen
- Balcony
- En-Suite Shower To Master
- Allocated Parking

Price £190,000



***** IDEAL FIRST TIME BUY OR BUY TO LET *****

We are pleased to offer this spacious and well presented two DOUBLE bedroom first floor apartment. Located in the new development of the Old Railway Quarter with a tree lined entrance and well kept communal gardens, The Designer Outlet Village is situated next door and the town centre and railway station are within walking distance. The accommodation comprises of entrance hallway, open plan lounge/diner/kitchen leading onto a balcony, master bedroom (with en-suite shower), one further bedroom and bathroom. Property also benefits from allocated parking, communal gardens and bike store. Viewing is highly recommended.

Entrance Hallway

Airing cupboard. Storage cupboard. Intercom system. Electric heater.

Lounge/Diner Area

Door and window to balcony. Air duct. Electric heater.

Balcony

Enclosed by glass with decking and wall light.

Kitchen

White gloss wall and base units with rolled edge worktops over. Stainless steel sink and drainer with mixer tap. Built in single oven. Ceramic hob with extractor hood over. Integral washer/dryer, fridge/freezer and dishwasher. Air duct. Vinyl flooring. Inset ceiling lights.

Bedroom One

Window to front elevation. Built in double wardrobe. Air duct. Electric heater.

En-Suite Shower

White suite comprising of built in double shower, wash hand basin and built in W.C. Shaving point. Air duct. Part tiled walls. Vinyl flooring. Inset ceiling lights. Heated towel rail.

Bedroom Two

Window to front elevation. Air duct. Electric heater.

Bathroom

White suite comprising of panelled bath with shower over, wash hand basin and built in W.C. Shaving point. Air duct. Part tiled walls. Vinyl flooring. Inset ceiling lights. Heated towel rail.

Parking

Allocated parking for one vehicle.

Communal Areas

There is a well maintained communal garden and secure bike store.

Lease Terms

999 year lease with 989 years remaining.

Management & Ground Rent Charges

Management fee - £982 per annum.

Ground rent - £250 per annum.

Sizes

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings

Strictly via our Swindon office telephone (01793) 641641.

Mortgages

If you would like independent mortgage advice please call Primary Mortgage Centre on (01793) 616617. Home visits available.

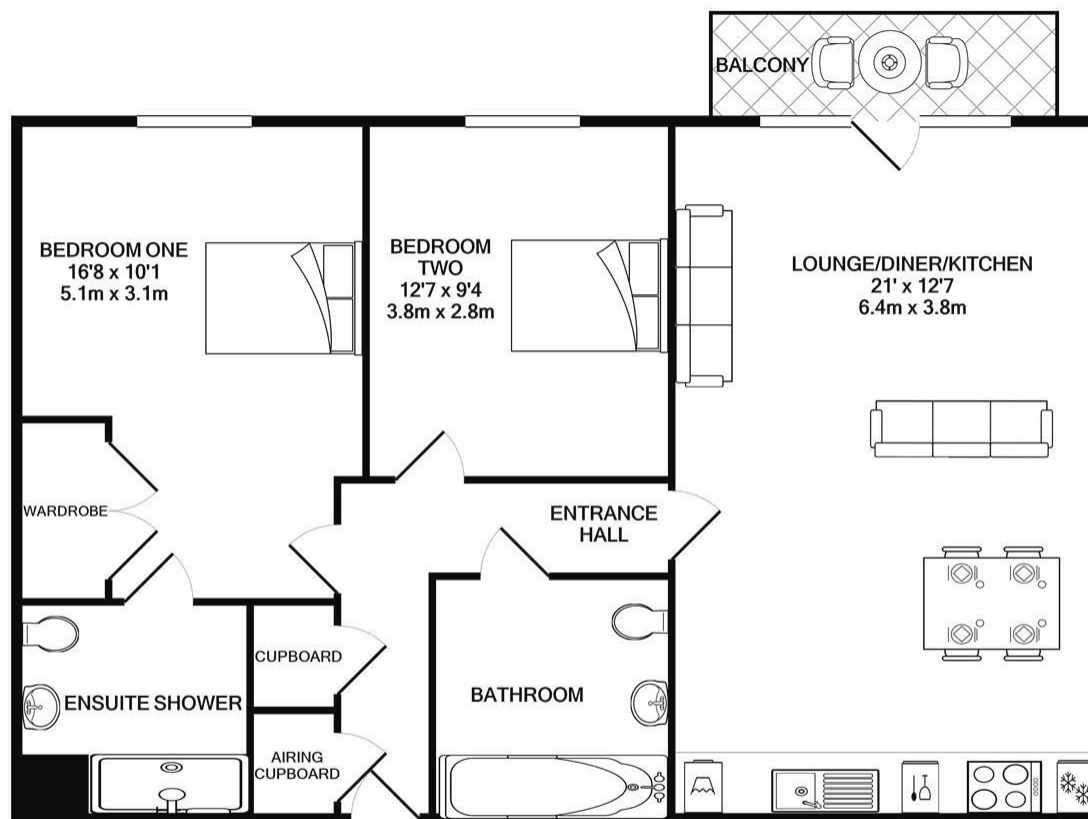
Money Laundering

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



PRIMARY HOMES & LETTINGS

Tel: 01793 641 641



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

FOR ILLUSTRATION ONLY
 TOTAL APPROX. FLOOR AREA 689 SQ.FT. (64.0 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
 Made with Metropix ©2020

101 Commercial Road, Swindon, SN1 5PL
 Tel: 01793 641641 Fax: 01793 618127
 Email: info@primaryhomesandlettings.co.uk
www.primaryhomesandlettings.co.uk