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PROPERTY SALES & LETTINGS

34 Kimmeridge Close, Swindon, SN3 3PZ

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£112,500

An ideal investment opportunity to purchase this well presented, two double bedroom first floor apartment including garage having 54 years remaining on the lease, pleasantly situated close to local shops in Nythe and benefiting from the current tenants paying £600pcm and looking to extend their two year stay. Accessed via a secure communal front entrance door, stairs lead to the first floor front door, internally there is an entrance porch, inner hallway, two good size double bedrooms, shower room, dual aspect lounge/diner and kitchen. Outside is ample non allocated parking and a garage in the nearby block.

This property also benefits from uPVC double glazing and heating is by way of electric wall heaters & night storage heaters.

To arrange a viewing, contact Alan Hawkins Property Sales today on 01793 840222.

Please note, the owner of this property is the managing director of Alan Hawkins Property Sales

Secure communal front entrance door to the communal hallway. Stairs leading up to the first floor. Hardwood glass panelled door to the:

Entrance Porch

Fitted carpet. Single pendant light. Fuse board. Telephone intercom system. Hardwood glass panelled door to the:

Inner Hallway

Fitted carpet. Single pendant light. Wall mounted electric heater. Door to airing cupboard with hot water cylinder and immersion heater with slatted shelving. Door to:

Bedroom Two

9'8 max x 8'6 max

Fitted carpet. Skimmed ceiling. Single pendant light. uPVC double glazed window to the rear elevation. Modern wall mounted electric heater.

Bedroom One

11'8 max x 10'9 max

Fitted carpet. Skimmed ceiling. Single pendant light. uPVC double glazed window to the front elevation. Night storage heater. Wall to wall built in wardrobes and additional fitted double wardrobe.

Living Room

15'4 max x 10'8 max

Fitted carpet. Skimmed ceiling. Three way spotlight. Two uPVC double glazed windows one to the side and one to the front elevation. Night storage heater. TV point. Sky point and Virgin (subject to contract).

Kitchen

10'8 max x 9'8 max

Tiled effect vinyl flooring. Skimmed ceiling. Track of four spotlights. uPVC double glazed window to the rear elevation. Stone effect roll top work surface with integrated stainless steel sink with side drainer. Double cupboard under. Space and plumbing for washing machine. Space for fridge freezer. Integrated oven. Integrated space for microwave. A range of base and wall units with splash back tiled surround. Serving hatch through to the Living Room.

Shower Room

6'4 x 5'6

Vinyl tiled flooring. Ceiling light. uPVC double glazed window to the rear elevation. Pedestal wash hand basin. Low level WC. Corner shower cubicle with splash back tiled surround. Shaver point. Light.

Viewings

Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

Lease

There is a 54 year lease remaining.

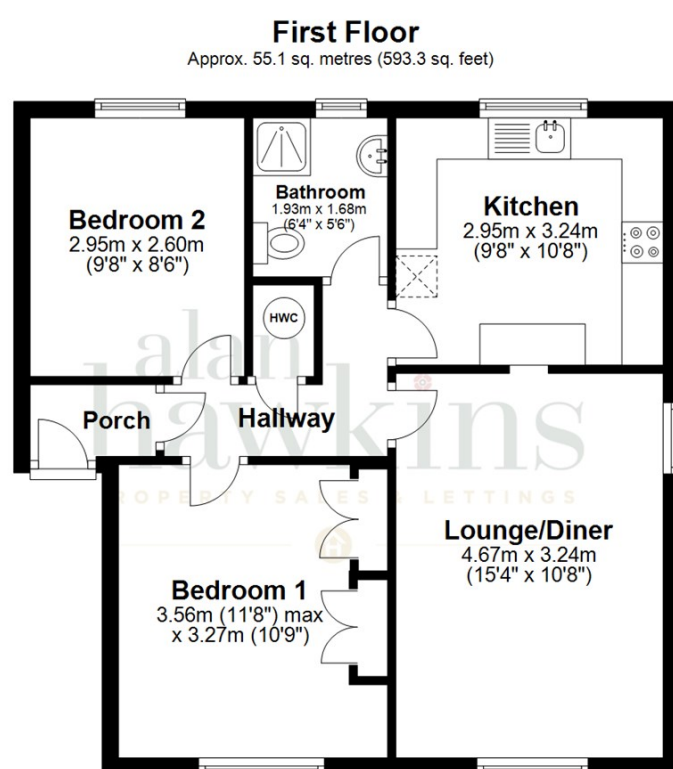
Fees

Ground Rent: £65 Per annum

Maintenance: £1051 Per annum

Please Note:

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Total area: approx. 55.1 sq. metres (593.3 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted.
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