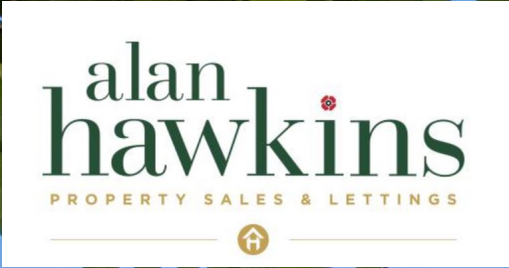


26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA
Telephone SALES: 01793 840222 or LETTINGS 01793 855222
Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk



51 Doulton Close, Swindon, SN25 2FT

51 Doulton Close, Swindon, SN25 2FT

£145,000

A fantastic First time purchase or investment opportunity!

On offer is this spacious, TWO BEDROOM first floor apartment with EN-SUITE SHOWER ROOM, ALLOCATED PARKING and use of a LIFT, pleasantly situated in a cul-de-sac location within the Redhouse area of North Swindon.

The accommodation internally comprises a secure communal entrance hallway with staircase & elevator leading to the first floor landing area. Open the front doors to an inner hallway which in turn leads to a spacious open plan kitchen/dining/living area, a generous double bedroom with fitted wardrobe and double width en-suite shower room, bedroom two and a separate bathroom.

Outside is allocated parking for one vehicle with additional guest parking nearby. This home also benefits c107 years remaining on the lease, gas central heating and uPVC double glazing.

It may be purchased with the current tenants in situ as an ongoing investment if required via company let generating a rental income of £795pcm.

For more information or to arrange a viewing, contact Alan Hawkins Property Sales today.

Council Tax - Swindon County Council

For information on tax banding and rates, please call Swindon Council, Civic Offices Euclid Street Swindon SN1 2JH

Viewings

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

Management Fee

2025 management charge: £1199.33

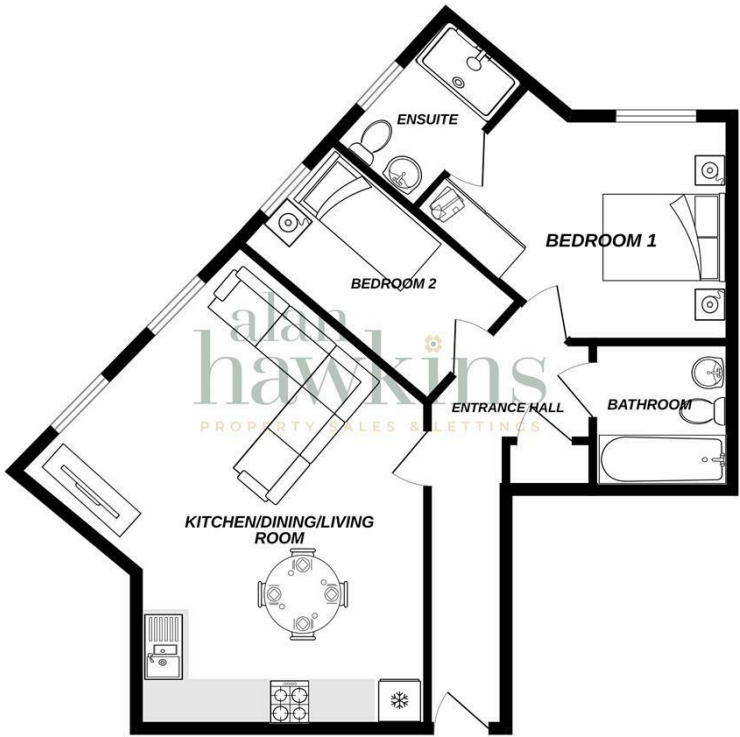
Ground Rent

As of 2024 - 244.08 fixed until 2029

Lease

Original 125 year lease with c106 remaining

FIRST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 649 sq.ft. (60.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
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