



**Flat 5, Cambria House The Moorings, Swindon, Wiltshire, SN1 5AB**  
**£115,000**

**SWINDON**  
**HOMES**   
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Welcome to this well-presented one-bedroom flat located in The Moorings, Swindon. This delightful apartment is perfect for first-time buyers or investors seeking a promising opportunity in the property market.

Upon entering, you will find a well-proportioned reception room with an open archway to the kitchen and a balcony overlooking the canal walk.

Additionally, the flat comes with allocated parking for one vehicle, a valuable asset in this sought-after location. The property benefits from a low service charge and ground rent, making it an economical choice for those looking to invest in their future.

In summary, this one-bedroom apartment at The Moorings offers a fantastic opportunity for anyone looking to enter the property market or expand their investment portfolio. With its appealing features and prime location, this flat is not to be missed.

#### **Communal Entrance Hall**

Electronic entry system, stairs to first floor

#### **Entrance Hall**

9'3" x 5'4" into 7'6" (2.84 x 1.63 into 2.31)

Electric heater, cupboard with washing machine, airing cupboard, doors to bedroom, living room and bathroom

#### **Living Room**

12'7" x 12'4" (3.84 x 3.78)

Double doors to rear balcony, electric heater

#### **Kitchen**

10'9" x 5'8" (3.28 x 1.73)

Window to rear aspect, warm air heating vent, integrated fridge with freezer compartment, electric oven and hob with extractor, stainless steel sink





### **Bedroom**

11'1" x 9'1" (3.40 x 2.79)

Window to front aspect, electric heater

### **Bathroom**

6'3" x 5'8" into 3'6" (1.93 x 1.73 into 1.07)

Low-level WC, bath with electric shower over and shower screen, heated towel rail

### **Parking**

Off road parking for 1 car

### **Lease Info**

Monthly Service Charge: £60

Ground Rent: £285.25 P.A.

Lease: 125 Years from 1st Jan 2009 (108 years left)





