



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.

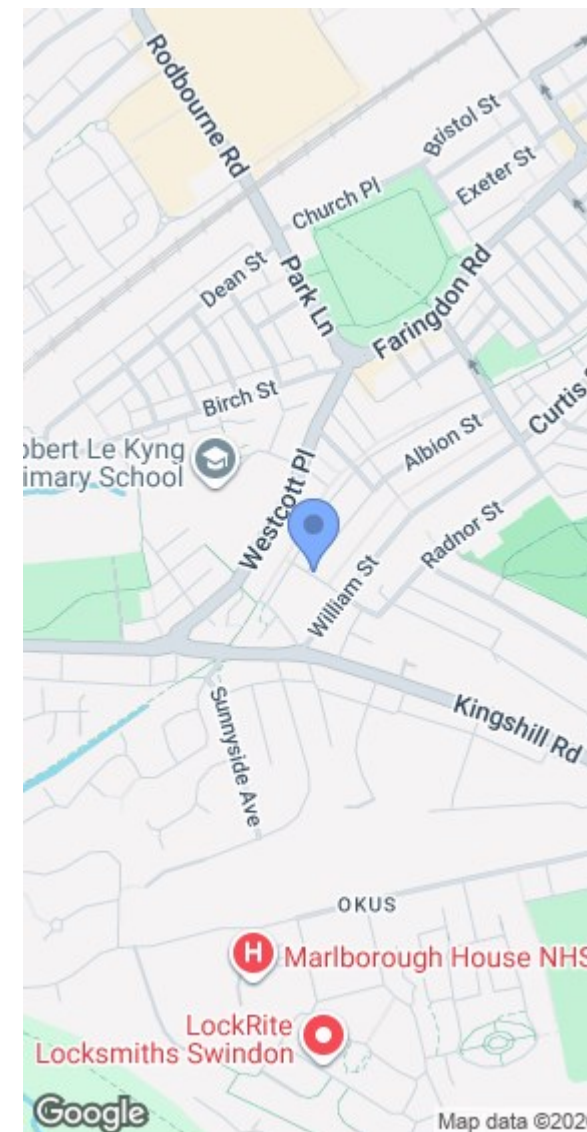
Lease: 125 Years from 1st Jan 2009 (108 years left)



GROUND FLOOR



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 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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC