



Chain Testing House, Firefly Avenue

Offers over £150,000

richard james



Chain Testing House

Firefly Avenue

Leasehold



- LARGE ONE BEDROOM APARTMENT - TENANT IN SITU - DESIRABLE LOCATION - INVESTMENT BUYERS ONLY -

A bright and airy one bedroom first floor loft apartment situated in a desirable location, within walking distance of various amenities including the Outlet Village, Swindon Town centre and Swindon Train station.

The property offers a spacious living accommodation, double bedroom with fitted wardrobes, an open plan Kitchen/Diner/Living Room with integrated appliances including dishwasher, fridge/freezer, oven and hob with extractor hood and washing machine. The Bathroom comprises of a bath with shower over, low level WC, heated towel rail and a wash basin.

Externally, the property benefits from an allocated parking space as well as a sunny private courtyard for use of the residents of the building.

Estimated rental would be £800pcm, which would generate a 6.4% gross annual yield.

We have been advised that the leasehold has 988 years remaining, service charge for 2021 was £895 (annual charge) and ground rent is £250 per annum.

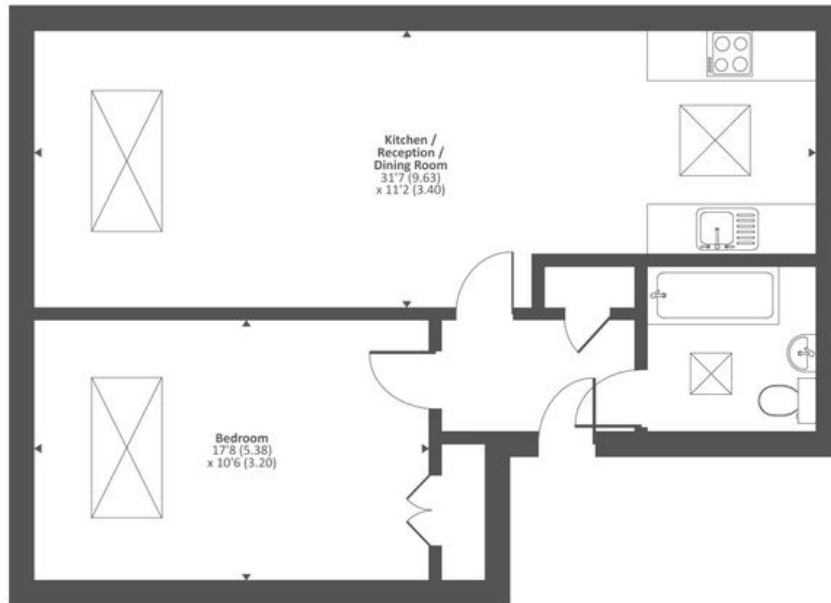
Council Tax Band - B
EPC - D



Floorplan



Approximate Area = 619 sq ft / 57.5 sq m
For identification only - Not to scale



First floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2022. Produced for Chancellors Estate Agents. REF: 844124

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2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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