



Lynmouth Road, Swindon
Wiltshire, Guide Price £135,000

Waymark

Lynmouth Road, Swindon SN2 2DH

Wiltshire

Leasehold

Perfect For First Time Buyers & Investors | Top Floor Apartment | Two Double Bedrooms | Allocated Parking Space And Garage | Popular & Convenient Location | Leasehold

Description

A superb opportunity to purchase this generously proportioned two double bedroom apartment, ideally situated just moments from Swindon's popular Outlet Centre. Offered to the market with no onward chain, the property features bright and comfortable living accommodation, a designated parking space, and a garage. The location is perfect for commuters with excellent access to the A420 and M4.

The accommodation comprises; Entrance hallway with airing cupboard, a large family bathroom, a separate kitchen, spacious and light-filled sitting/dining room, and two well-sized double bedrooms. Externally, the apartment benefits from one allocated parking space in front of a single garage.

This property presents an ideal choice for first-time buyers, downsizers, or investors seeking convenience, comfort, and strong transport connections.

The property is leasehold with circa 975 years remaining on the lease and is connected to mains gas, electric, water, and drainage. We believe the annual service charge for the year is approximately £1,500 and the ground rent is approximately £200. This property must be viewed to be fully appreciated.

Location

This area in central Swindon offers a highly convenient setting just moments from the town's popular Outlet Centre and a short distance from Swindon railway station. The area benefits from excellent transport links via the A420 and M4, making it ideal for commuters. With a mix of residential streets and nearby amenities, it provides a well-connected urban lifestyle within easy reach of shopping, dining, and leisure facilities.

Viewing Information

By appointment only please.

Local Authority

Swindon Borough District Council

Tax Band: C



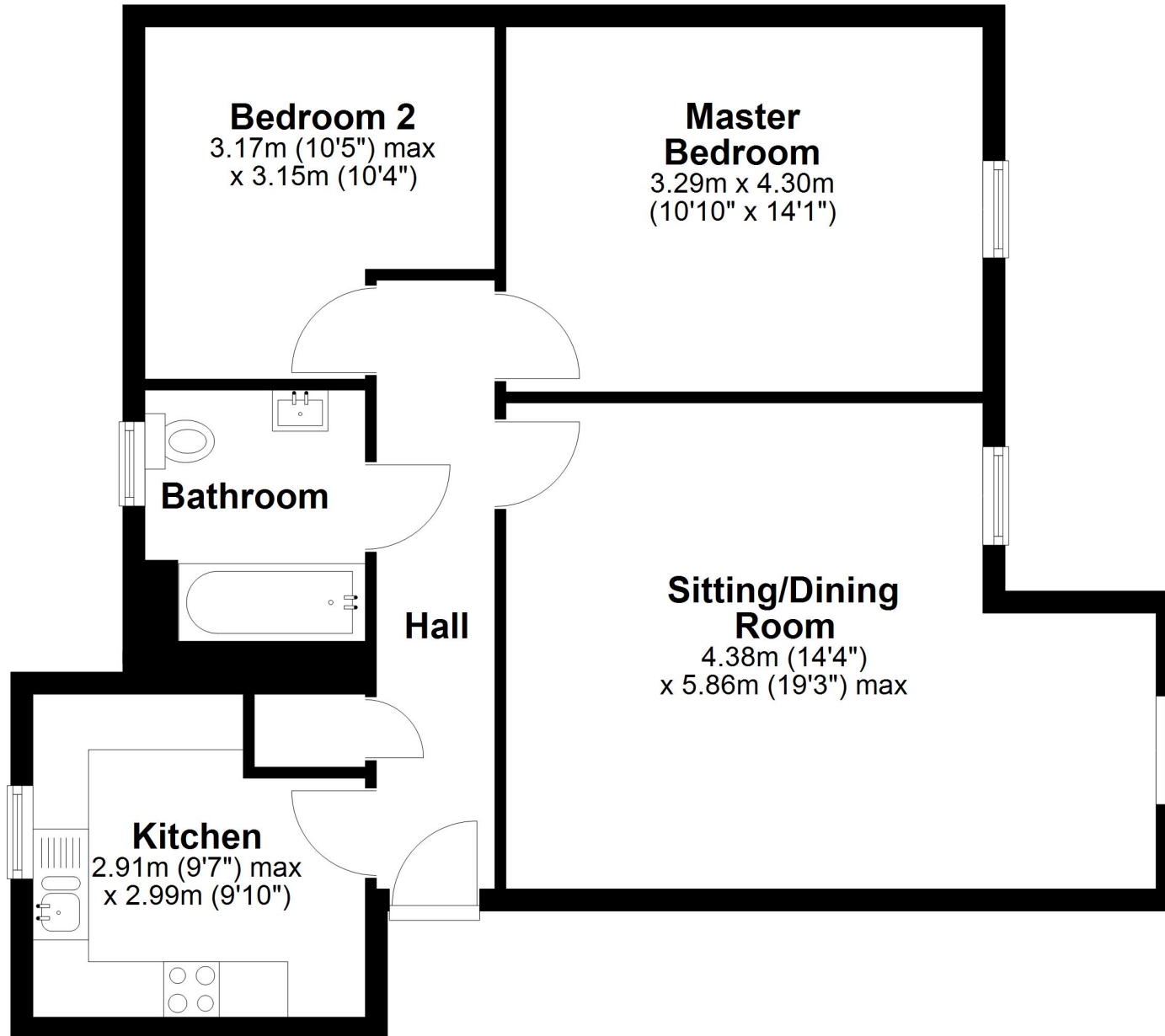
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 66.8 sq. metres (718.5 sq. feet)



Total area: approx. 66.8 sq. metres (718.5 sq. feet)

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

