



**HERONBRIDGE CLOSE**  
Westlea, Swindon, Wiltshire SN5 7DR

**PRIMARY**  
HOMES & LETTINGS

## Heronbridge Close, Westlea, Swindon SN5 7DR

- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- Ground Floor Maisonette
- One Bedroom
- NO ONWARD CHAIN
- LONG LEASE 993 Years Remaining
- ZERO Ground Rent
- Allocated Parking
- Open Plan Lounge/Diner/Kitchen
- Bathroom
- Good Location

**Chain Free £125,000**



\*\* IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT \*\* Primary Homes & Lettings are delighted to offer this well presented one bedroom ground floor maisonette being sold with NO ONWARD CHAIN. The accommodation comprises of entrance porch, open plan lounge/diner/kitchen, bedroom and bathroom. Property also benefits from allocated parking. Located in Westlea, within easy access to the West Swindon shopping centre, Shaw Ridge leisure centre, doctors surgery, schools and transport links such as the M4 motorway.

#### **Storm Porch**

Storage cupboard. Outside light.

#### **Entrance**

Opening to lounge/diner.

#### **Lounge/Diner**

uPVC window to front elevation. Wall lights. Electric heater.

#### **Kitchen**

uPVC window to rear elevation. White gloss wall and base units with worktops over. Breakfast bar. Stainless steel sink and drainer. Freestanding cooker with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Tiled flooring. Wall light.

#### **Bedroom**

uPVC window to front elevation. Built in wardrobe. Electric heater.

#### **Bathroom**

Obscured uPVC window to rear elevation. White suite comprising of panelled bath with shower over, pedestal wash hand basin and low level W.C. Extractor fan. Shaving point. Fully tiled walls. Tiled flooring. Heated towel rail.

#### **Front**

Path leading to storm porch.

#### **Parking**

Allocated parking for one vehicle.

#### **Lease Terms**

999 years lease with 993 years remaining.

#### **Management Charges**

Approximately £660 a year.

#### **Sizes**

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

#### **Viewings**

Strictly via our Swindon office telephone (01793) 641641.

#### **Mortgages**

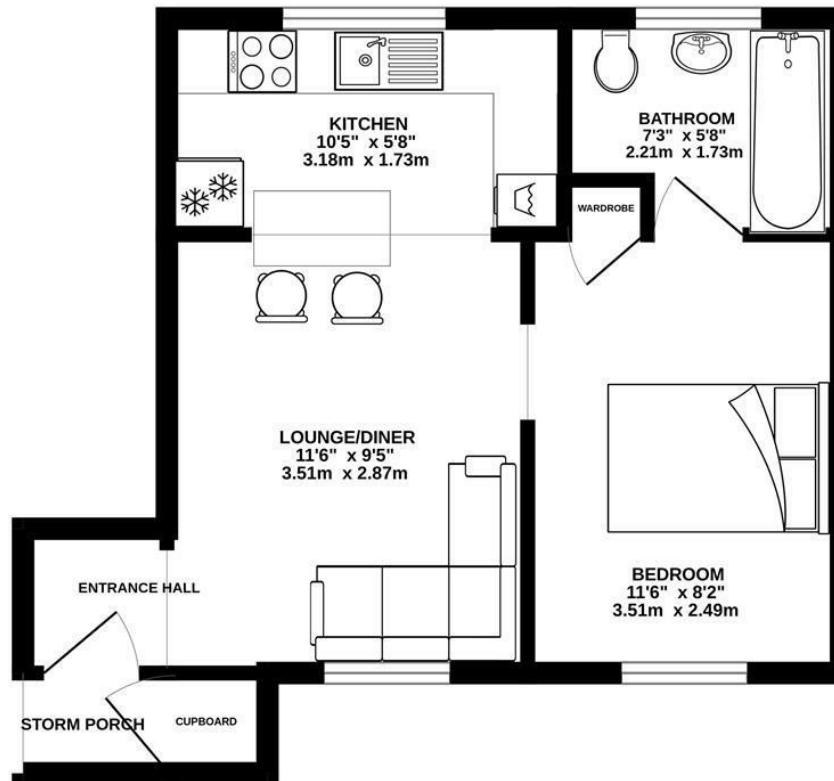
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

#### **Money Laundering**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 335 sq.ft. (31.1 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 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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