

for sale

**£85,000** Leasehold



## Guild House Farnsby Street Swindon SN1 5AH

Introducing this one bedroom studio apartment located heart of the town centre. Just a stones throw to the town centre with all its amenities. The railway & bus stations are both in walking distance, offering great commuting. All other areas within Swindon are easily accessible due to good transport



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# Property Details

## Internal Features

**Kitchen / Living / Bedroom** 19' 9" Maximum x 17' 9" Maximum ( 6.02m Maximum x 5.41m Maximum )

Bedroom / Living Area: Dual Aspect Double Glazed Windows to Front and Side, Electric Heaters.

Kitchen Area: Range of Wall and Base Units with Work Surface Over, Inset Sink with Mixer Tap, Built In Oven with Electric Hob and Extractor Hood Over, Integrated Washing Machine and Fridge / Freezer, Storage Cupboard.

## Bathroom

Three Piece Suite Comprising of WC, Pedestal Sink and Panel Bath with Shower and Screen Over, Heated Towel Rail, Fully Tiled



To view this property please contact Connells on

**T 01793 461757**  
**E [swindonoldtown@connells.co.uk](mailto:swindonoldtown@connells.co.uk)**

3-5 Victoria House, Albert St  
SWINDON SN1 3BG

**Tenure:** Leasehold

**EPC Rating:** D

Property Ref: SND102630 - 0006

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for leasehold properties.

1. MONEY LAUNDERING REGULATIONS 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.