

for sale

**£80,000** Leasehold



## Guild House Farnsby Street Swindon SN1 5AH

Introducing this studio apartment located in the heart of Swindon's 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.

**Viewing Highly Recommended!**



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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.

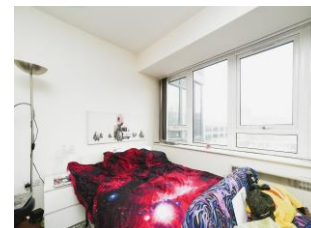
Kitchen Area: Range of Wall and Base Units with Work Surface Over, Inset Sink with Mixer Tap, Built In Oven with Electric Hob and Extractor Hood Over, Integrated Washing Machine and Fridge / Freezer, Storage Cupboard.

## **Bathroom**

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



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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

Property Ref: SND103038 - 0003

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1060.20

Ground Rent: 250.00

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 items such as Leasehold packs.

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.

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