

for sale

guide price **£70,000**



## Bridge House Farnsby Street Swindon SN1 5AP

**NO ONWARD CHAIN!**

A very spacious two bedroom flat with allocated parking in the town centre! Offering a large primary bedroom with en-suite and a second large bedroom, open plan kitchen / dining / living room and family bathroom.

**Viewing Highly Recommended!**



# Bridge House Farnsby Street Swindon SN1 5AP

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



## Internal Features

### **Entrance Hall**

Access to all rooms, Telephone Entry System, Large Storage Cupboard, Electric Heater

### **Kitchen / Living / Dining Room**

Living / Dining Room: Large Double Glazed Windows to Front, Electric Heater.

Kitchen: Range of Wall and Base Units with Work Surface and Matching Up Stands Over, Inset Sink with Mixer Tap, Space for Oven with Stainless Steel Splash Back and Extractor Hood Over, Integrated Appliances

### **Bedroom 1**

Large Dual Aspect Windows to Front and Side, Electric Heater, Door to En-Suite

### **En-Suite**

Three Piece Suite Comprising of WC with Concealed Cistern, Wash Hand Basin and Double Shower Enclosure, Heated Towel Rail

### **Bedroom 2**

Large Double Glazed Window to Front, Electric Heater

### **Bathroom**

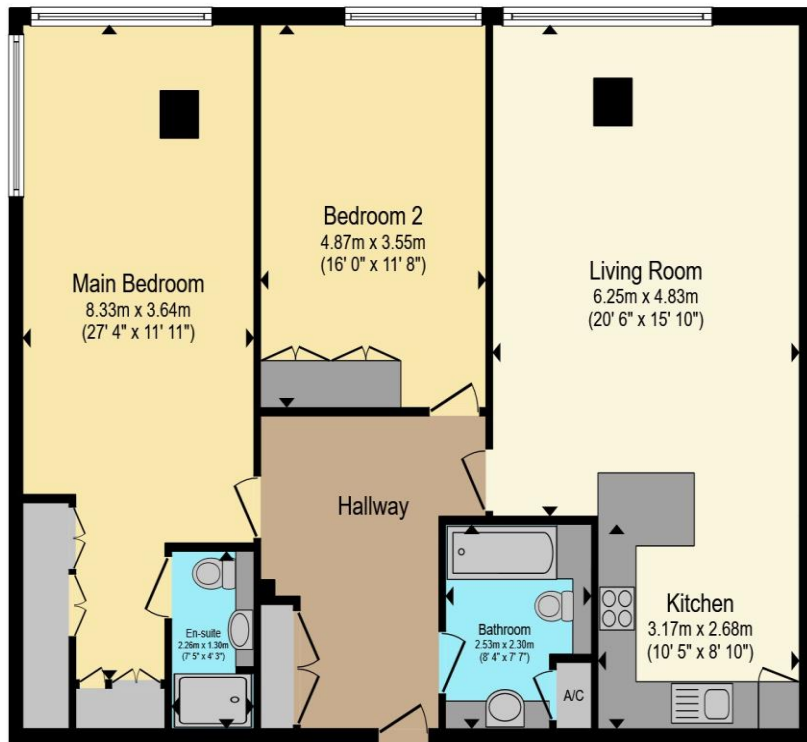
Three Piece Suite Comprising of WC, Wash Hand Basin and Panel Bath with Shower Over, Heated Towel Rail

## External Features

### **Parking**

Allocated Parking Space in the Secure Under Ground Car Park





## Sixth Floor

Total floor area 109.4 m<sup>2</sup> (1,177 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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

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

Property Ref: SND103189 - 0003

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 12072.96

Ground Rent: 600.00

**view this property online**  
**[connells.co.uk/Property/SND103189](http://connells.co.uk/Property/SND103189)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2005. 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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