



Empire Court, Clarence Street, Swindon



1



1



1

Guide price £80,000

- Popular Town Location
- Spacious 1 Bedroom Apartment
- Separate Kitchen
- Great Investment or Starter Home
- Low Council Tax Band
- Close to Local Amenities
- Leasehold
- EPC Rating D

Because property is personal with...

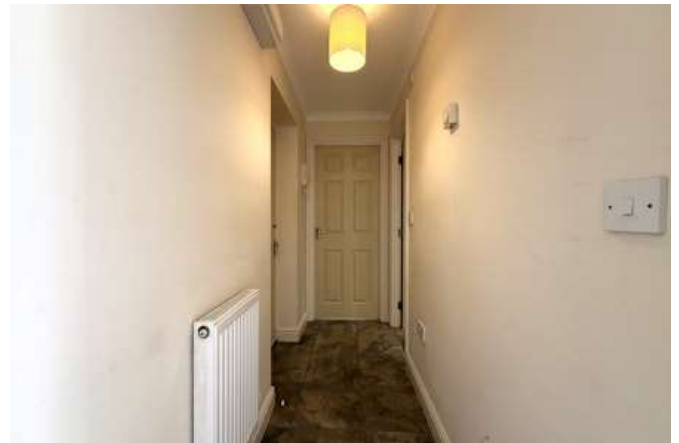
BELVOIR!



Belvoir Swindon are delighted to present this spacious one-bedroom apartment, ideally located in the heart of Swindon town centre. Within easy walking distance of Swindon railway station and an excellent selection of shops, restaurants and local amenities, the property is perfectly positioned for convenient town-centre living. The accommodation comprises an entrance hall, a fitted kitchen complete with appliances, a bright and generously sized lounge, a spacious double bedroom with built-in storage, and a bathroom fitted with a shower.

Well-presented throughout, this apartment is an ideal purchase for first-time buyers looking to step onto the property ladder or investors seeking a well-located buy-to-let opportunity with excellent transport links

Additional Information:
EPC Rating: D
Council Tax Band: B
Lease Remaining: 976 years
Annual Service Charge: £1517.06
Annual buildings insurance: £658.68



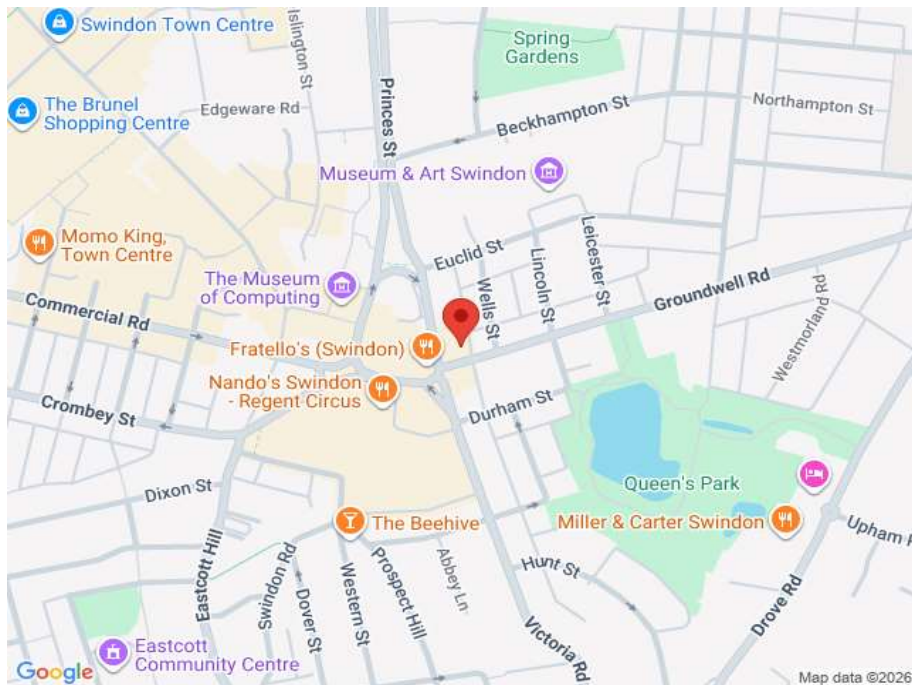
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Belvoir nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. FLOOR PLANS - The floorplans are intended as a guide only. This is NOT TO SCALE and dimensions are approximate. These particulars have been prepared for the guidance of intending purchasers but no guarantee of their accuracy is given, neither do they form a contract of any part thereof.

Apartment

Approx. 48.4 sq. metres (521.2 sq. feet)



Total area: approx. 48.4 sq. metres (521.2 sq. feet)



BELVOIR!

Belvoir Swindon

01793 542060

swindon@belvoir.co.uk