



FARNSBY STREET

Town Centre, Swindon, Wiltshire SN1 5AH

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- IDEAL BUY TO LET INVESTMENT OR FIRST TIME BUY
- Fifth Floor Apartment
- Two DOUBLE Bedrooms
- NO ONWARD CHAIN
- ALLOCATED PARKING
- Open Plan Lounge/Diner/Kitchen
- Lease - 239 Years Remaining
- Communal Lift Service
- Bathroom
- Excellent Location

Guide Price £150,000



*** GUIDE PRICE £150,000 - £160,000 *** IDEAL BUY TO LET INVESTMENT OR FIRST TIME BUY *** We are pleased to offer this spacious fifth floor two DOUBLE bedroom flat being sold with NO ONWARD CHAIN. The accommodation comprises of entrance hallway (with large storage cupboard), open plan lounge/diner/kitchen, two bedrooms and bathroom. Property also benefits from ALLOCATED PARKING for one vehicle, communal lifts and uPVC double glazing. Located in the heart of town centre within walking distance to all the shops and the railway station. Viewing is highly recommended.

Entrance Hallway

uPVC windows to side and rear elevation. Large storage cupboard. Intercom system. Electric heater.

Lounge/Diner

uPVC windows to rear elevation. Two electric heaters.

Kitchen Area

White gloss wall and base units with rolled edge worktops. Stainless steel sink and drainer. Built in single oven. Ceramic hob with extractor hood over. Integral fridge/freezer and washing machine. Boiler cupboard. Extractor fan. Vinyl flooring.

Bedroom One

uPVC window to side elevation. Electric heater.

Bedroom Two

uPVC window to side elevation. Electric heater.

Bathroom

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.

Parking

Allocated parking for one vehicle.

Lease Terms

250 year lease with 239 years remaining.

Management & Ground Rent

Management charges - £2,119.10 per annum.

Ground rent - £250 per annum.

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

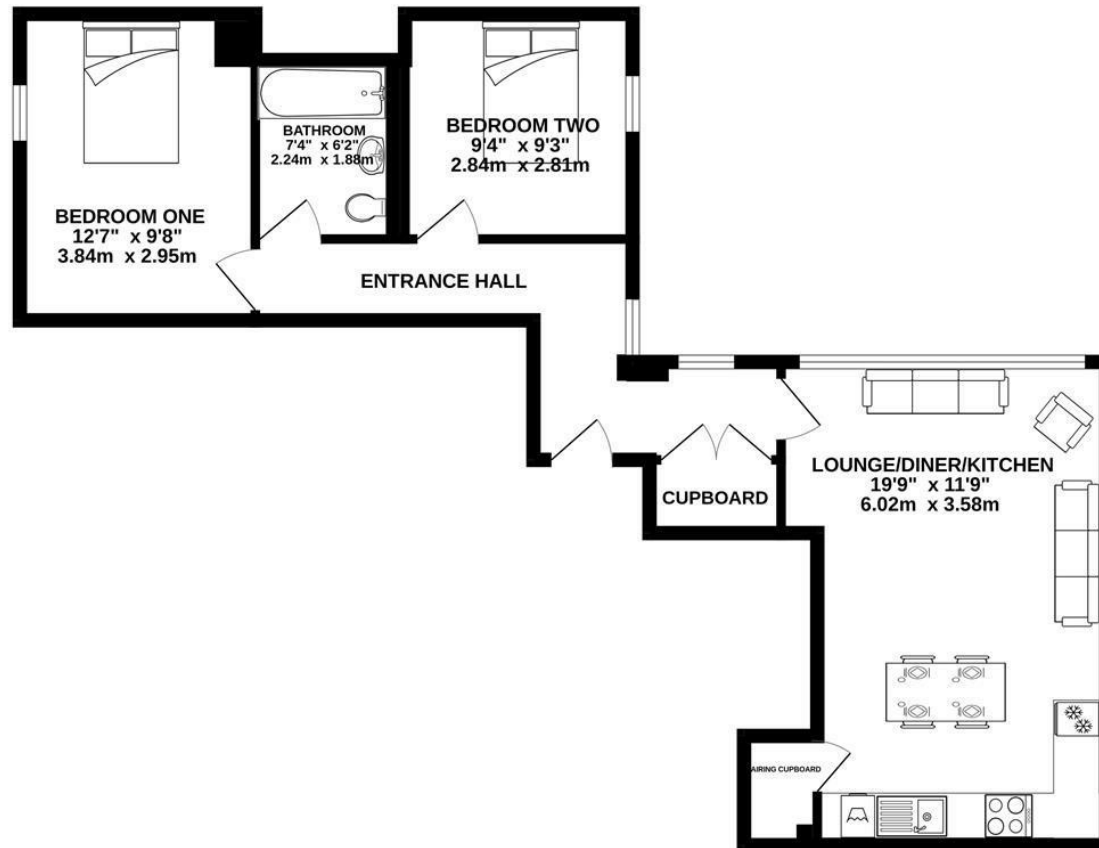
If you would like independent mortgage advice please call Primary Mortgage Centre on (01793) 616617. Home visits available.

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.



FIFTH FLOOR
616 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.3 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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