



VIRTUALLY STAGED BY

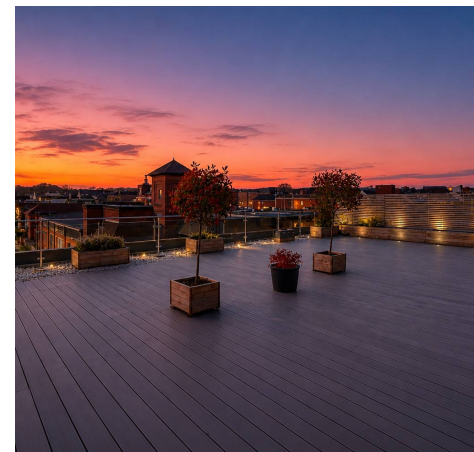
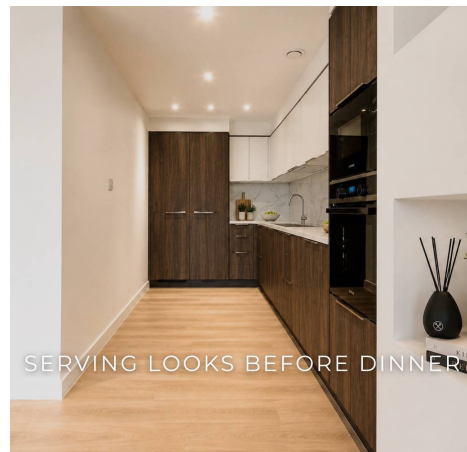
The Forum, Marlborough Road, Swindon
Swindon

£240,000

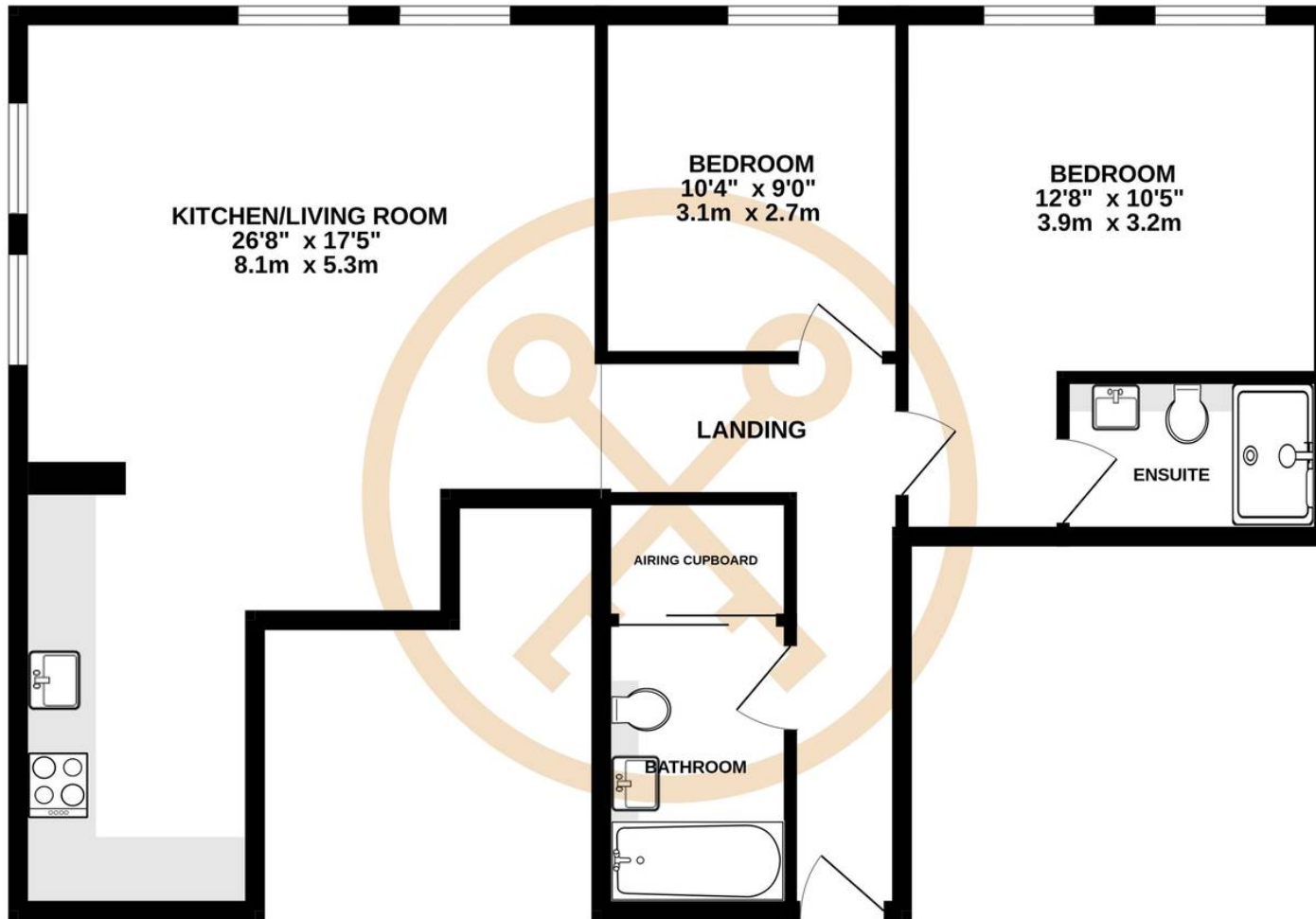
The Forum

Marlborough Road, Swindon

The One: That comes with a side of **Locarno** views. Some homes just hit differently. This is one of them. Set within **The Forum** - Old Town's newest luxury address - this brand-new two-bedroom apartment blends elevated design, soft natural light and that easy, modern energy everyone's seeking right now. Think: **polished marble entrance**, hotel-style communal spaces and interiors that feel sleek, refined and **intentionally designed** - definitely not your standard new-build finish. Sunlight pours through **oversized windows**, giving the whole apartment that warm, light-soaked feel that somehow makes everything look better. The living space feels like the kind of place people naturally settle into. And the **bespoke German kitchen**? Sleek cabinetry, **integrated appliances** and clean-lined finishes keep things sharp, high-end and **seriously good-looking**. Both bedrooms are real doubles, with magazine-worthy **decor** that gives the entire apartment that boutique-hotel feel. **Minimal. Warm. Timeless.** The larger of the two comes with a stunning en-suite shower room (think marble effect tiles, honeycomb flooring and panelling), plus there's a main bathroom with shower over bath. Both giving **hotel bathroom vibes**. And then there's the **rooftop terrace**. Old Town's best seat -soaking up the views stretching from the **iconic Locarno building**, to the Ridgeway. All of the above along with secure entry systems, lift access, allocated parking and beautifully designed communal areas that make the building feel polished from the very first arrival. And while the aesthetics are undeniably easy on the eye, **sustainability sits at the core of the development too**, with quality insulation, carefully selected materials and **impressive energy-efficiency credentials** throughout. The developers really have **nailed every detail**. Council Tax band: TBD Tenure: Leasehold EPC Energy Efficiency Rating: C



GROUND FLOOR
794 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.7 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.
Made with Metropix ©2026





VIRTUALLY STAGED BY



Location Real Estate - Swindon

Location Real Estate, 55 Godwin Court - SN1 4BB

01793 387121 • info@locationrealestate.co.uk • locationrealestate.co.uk/