



**Flat 2, Delius House, 1 Arnold Street**  
Swindon

**£130,000**



## Flat 2

Delius House, Swindon

Welcome to this charming ground floor apartment that offers the perfect balance of comfort and style. This TWO BEDROOM gem not only boasts a modern OPEN PLAN LIVING space but also features TWO delightful DOUBLE BEDROOMS where you can unwind after a long day.

The property also offers the practicality of ALLOCATED PARKING, ensuring you always have a spot waiting for you at the end of the day.

Service charge- £1,644.20 per year

Ground rent- £237 per year

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

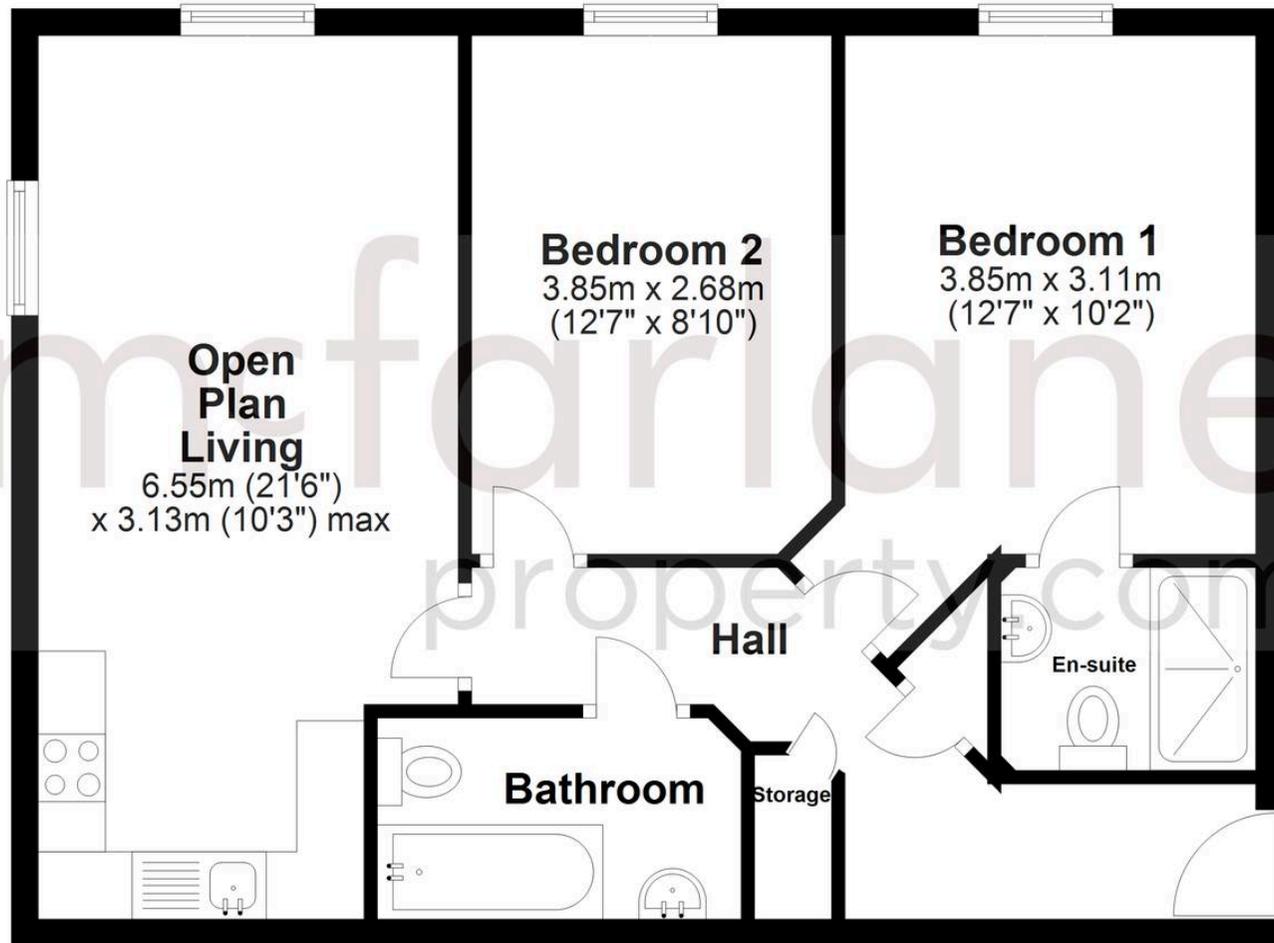
EPC Environmental Impact Rating: D

- AVAILABLE WITH NO ONWARD CHAIN
- IDEAL INVESTMENT PROPERTY WITH TENANT IN SITU
- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- MASTER WITH ENSUITE
- NO ONWARD CHAIN
- OPEN PLAN LIVING
- ALLOCATED PARKING



# First Floor

Approx. 59.4 sq. metres (639.8 sq. feet)



Total area: approx. 59.4 sq. metres (639.8 sq. feet)

## McFarlane Sales & Lettings

North Swindon, Redhouse Village Centre, Swindon - SN25 2FW

01793 296600 • [swindon@mcfarlaneproperty.com](mailto:swindon@mcfarlaneproperty.com) • [www.mcfarlaneproperty.com/](http://www.mcfarlaneproperty.com/)