



Flat 13, Bridge House, 1 Farnsby Street, Swindon

Swindon

mcfarlane property £55,000

Flat 13, Bridge House

1 Farnsby Street, Swindon

Being sold via Secure Sale online bidding.
Terms & Conditions apply. Starting Bid £55,000

McFarlane Sales & Lettings are delighted to present this spacious seventh-floor apartment, offering an excellent opportunity for investors or first-time buyers alike. Ideally situated in Swindon's Town Centre, the property benefits from superb access to a wide range of local amenities, shops, restaurants, and excellent transport links. Offered with no onward chain, this spacious one-bedroom apartment is ideally located in Swindon Town Centre. The accommodation comprises a large open plan lounge, kitchen and dining area, a double bedroom with fitted wardrobes, a family bathroom and a generous entrance hall with a secure phone entry system. The building benefits from a lift, a communal roof terrace, and secure gated parking.





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Pattinson Auctions are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**



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Spacious seventh-floor one bedroom apartment in Swindon Town Centre, offered with no onward chain. Features open-plan living, fitted wardrobes, secure entry, lift access, roof terrace, and gated parking. Ideal for first-time buyers or investors, close to amenities and transport links.

Council Tax band: B

Tenure: Leasehold: 129 Years Remaining

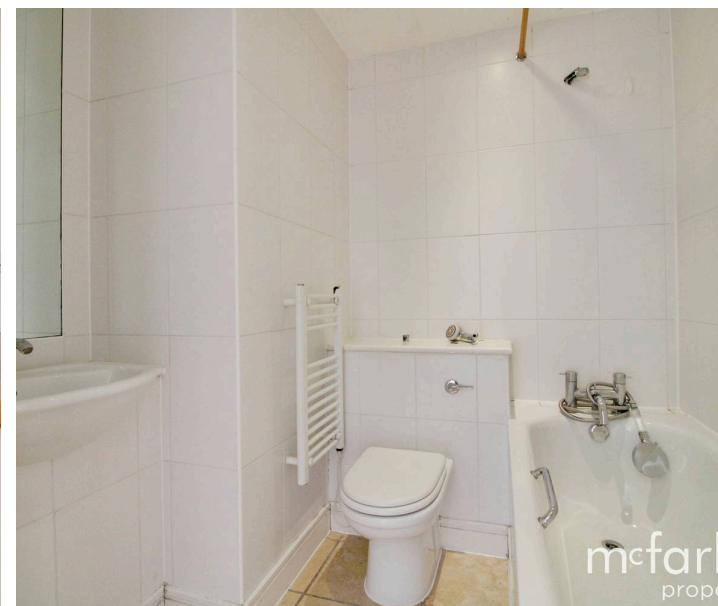
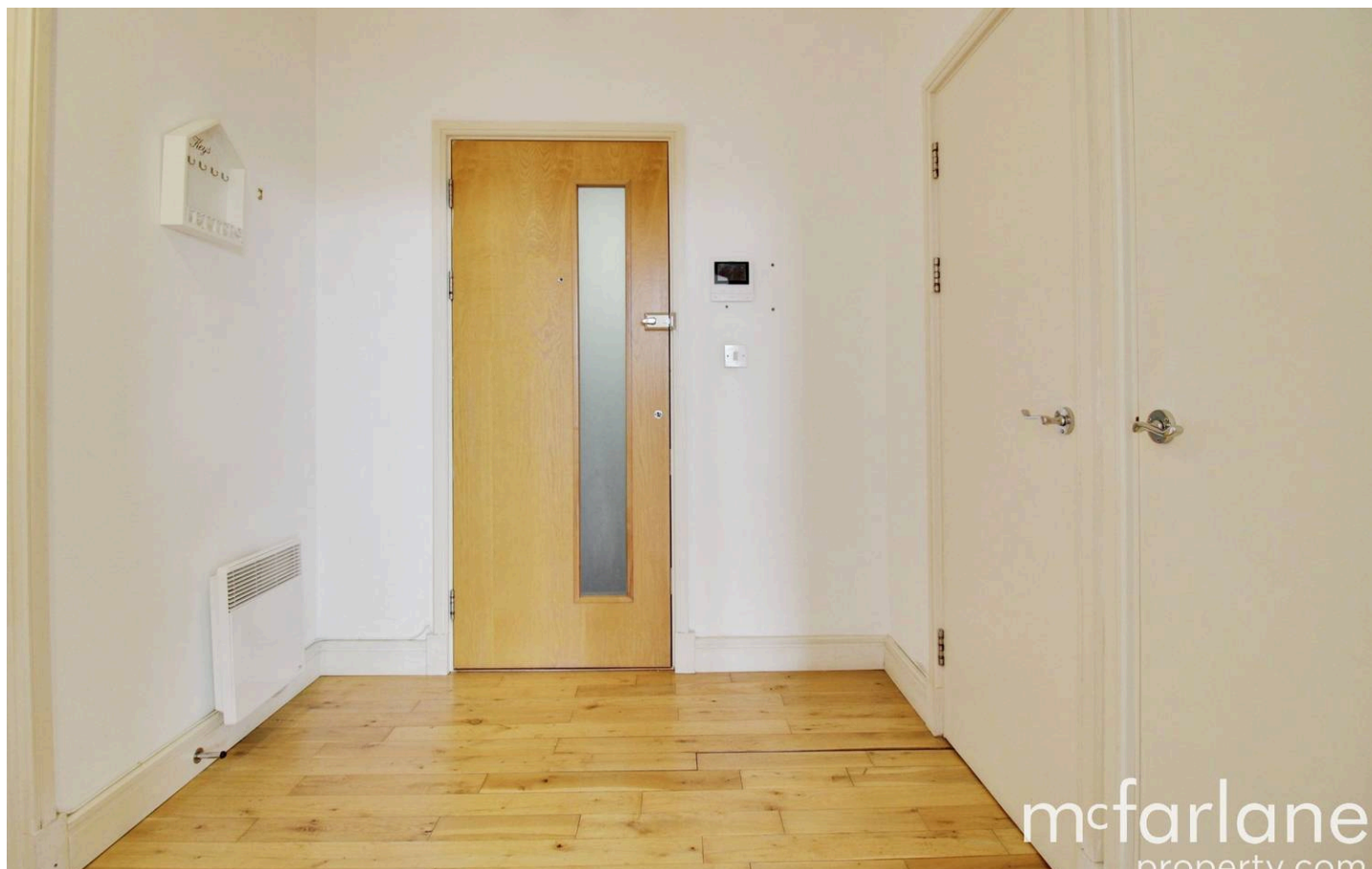
Service Charge: £3,650 per year

Ground Rent: £200 per year

EPC Energy Efficiency Rating: D

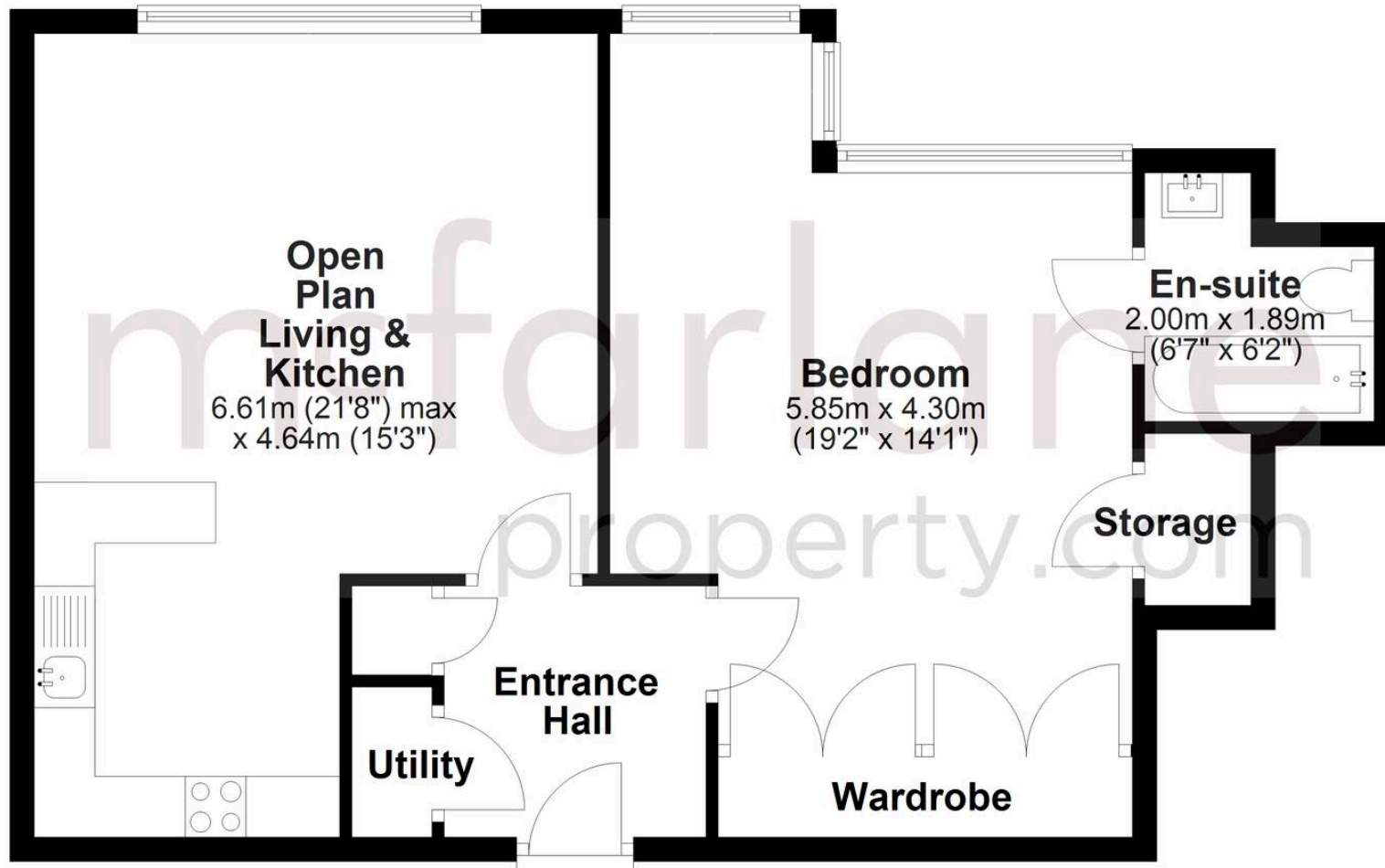
EPC Environmental Impact Rating: D

- ONE DOUBLE BEDROOM
- NO ONWARDS CHAIN
- SOLD VIA "SECURE SALE"
- SEVENTH FLOOR APARTMENT
- SECURE FOB ENTRY SYSTEM
- SPACIOUS LIVING ACCOMODATION



Seventh Floor

Approx. 61.5 sq. metres (662.4 sq. feet)



Total area: approx. 61.5 sq. metres (662.4 sq. feet)

McFarlane Sales & Lettings

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