

for sale

£135,000 Leasehold



## Guild House Farnsby Street Swindon SN1 5AH

Offered with NO ONWARD CHAIN and located in the heart of the Town Centre is this one bedroom apartment. Ideally located for the town amenities, Railway & Bus Stations. Accommodation offers communal entrance, with lifts to all floors, open plan lounge/kitchen bedroom and bathroom.

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- Energy Rating: C
- NO Onward Chain
- Ideal for First Time Buyers Or Investment Opportunity
- One Bedroom Apartment
- Central Location



# Property Details

## Accommodation

### Entrance Hall

Access to the Kitchen/Living/Dining Room, Bedroom and Bathroom. Storage Cupboard with Electric Water Tank, Electric Meter and Consumer Unit

### Kitchen/Living/Dining Room 20' 3" Maximum x 9' 8" Maximum ( 6.17m Maximum x 2.95m Maximum )

Double Glazed Window to Rear, Open Plan Space with Electric Heater.

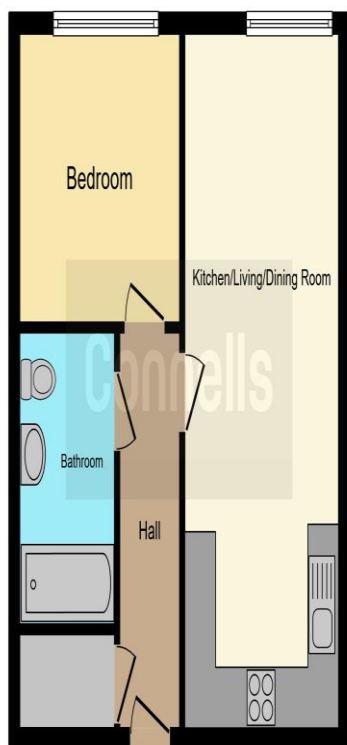
Kitchen Features: Modern Range of Wall & Base Units with Work Surface Over, Stainless Steel Sink with Draining Board and Mixer Tap, Built In Oven with Induction Hob and Extractor Fan Over, Integrated Fridge/Freezer and Washing Machine.

### Bedroom 10' 2" x 9' 3" ( 3.10m x 2.82m )

Double Glazed Window to Rear, Electric Heater.

### Bathroom

Three Piece Suite comprising of Low Level WC, Pedestal Sink, Panel Bath with Shower and Screen Over, Tiled to Water Sensitive Areas



To view this property please contact Connells on

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3-5 Victoria House, Albert St  
SWINDON SN1 3BG

Property Ref: SND101630 - 0010

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1136.62

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

1. MONEY LAUNDERING REGULATIONS 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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