



1 Bedroom Apartment **Guide Price £110,000**

Wellington House, Wellington Street, Swindon, Wiltshire, SN1 1EB

**mcfarlane**  
property.com

## 1 Bedroom Apartment Swindon Town Centre

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- ONE DOUBLE BEDROOM
  - NO ONWARD CHAIN
  - IDEAL INVESTMENT
  - ALLOCATED PARKING
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- IDEAL INVESTMENT - LONG LEASE 983 YEARS - ALLOCATED PARKING - NO ONWARD CHAIN

Offered to the market with NO ONWARD CHAIN this recently refurbished ONE DOUBLE BEDROOM FLAT with Juliet balcony and SECURE PRIVATE CAR PARKING SPACE. Situated on the first floor, the living accommodation comprises of a spacious open plan lounge/kitchen/dining area alongside an entrance hall, bathroom and a large double bedroom. Externally, the property benefits from secure under-cover allocated car parking. It is in a central location with both Swindon Town Centre and Swindon Train Station within walking distance.







Income:

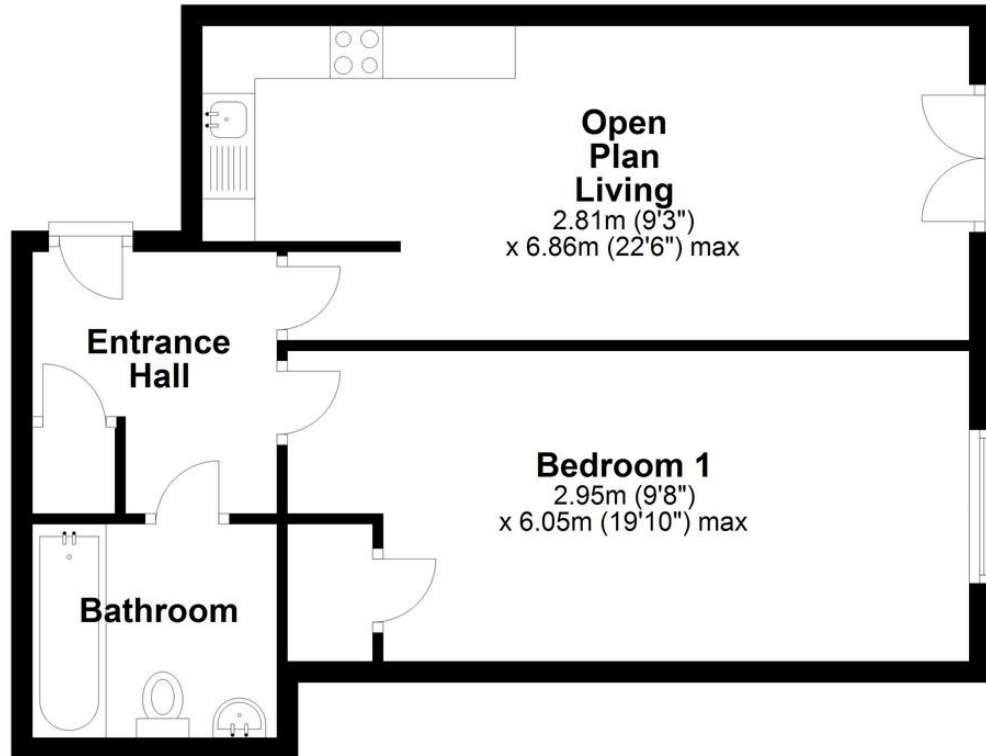
Total rental income: £800 per month. Making this a desirable investment opportunity.

2023 Service Charge Budget: £1,172 Jan 2023 - Jun 2023 or £2,345 p.a.

Ground Rent: £325 per annum - there is no rent review mechanism.

## First Floor

Approx. 50.7 sq. metres (545.7 sq. feet)



Total area: approx. 50.7 sq. metres (545.7 sq. feet)

We   
where you  
**LIVE**

Our team are friendly, experienced and are all local. They know it better than they do their own living rooms and can help you find what you're looking for because **we love where we live.**

We would be delighted to show you around this property.

**Because every home  
needs a personal touch.**

**If you would like to view this  
property then please get in touch.**

📞 01793 296600

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[mcfarlaneproperty.com](http://mcfarlaneproperty.com)

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### **Cricklade.**

102 High Street  
Cricklade SN6 6AA

📞 01793 751044

### **Marlborough.**

106 High Street  
Marlborough SN8 1LT

📞 01672 514380

### **Old Town.**

28-30 Wood Street  
Swindon SN1 4AB

📞 01793 296880

### **Swindon.**

The Village Centre,  
Redhouse SN25 2FW

📞 01793 296600

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements