



2 Bedroom Ground Floor Apartment £185,000

8 The Old School, Euclid Street, Swindon, SN1 2LL

mcfarlane  
property.com

2 Bedroom Ground Floor Apartment  
Swindon, Swindon Town Centre

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- Grade II Listed Old School
  - Two Double Bedrooms
  - Two Bathrooms
  - Secure Gated Parking
  - Communal Gardens
  - Ground Floor
  - Mezzanine
  - Beautifully Presented
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Offered to the market is this totally unique Grade II listed, two bedroom duplex apartment situated in a convenient location within walking distance of various amenities including Old Town, the Town Centre and Railway Station. The internal living accommodation with its large Victorian windows and high ceilings is split over two floors, the ground floor comprising open plan living with separate kitchen with integrated appliances, utility room with plumbing for washing machine, double bedroom and shower room whilst the first floor mezzanine provides access to a master bedroom, walk-in wardrobe and en-suite bathroom. Externally, the property further benefits from a communal garden, bike shed and an allocated secure parking space.

**\*\*LEASE DETAILS\*\***

Length of lease remaining: 980 years

Annual Management Charge: £3768.00

Annual Ground Rent Charge: £100



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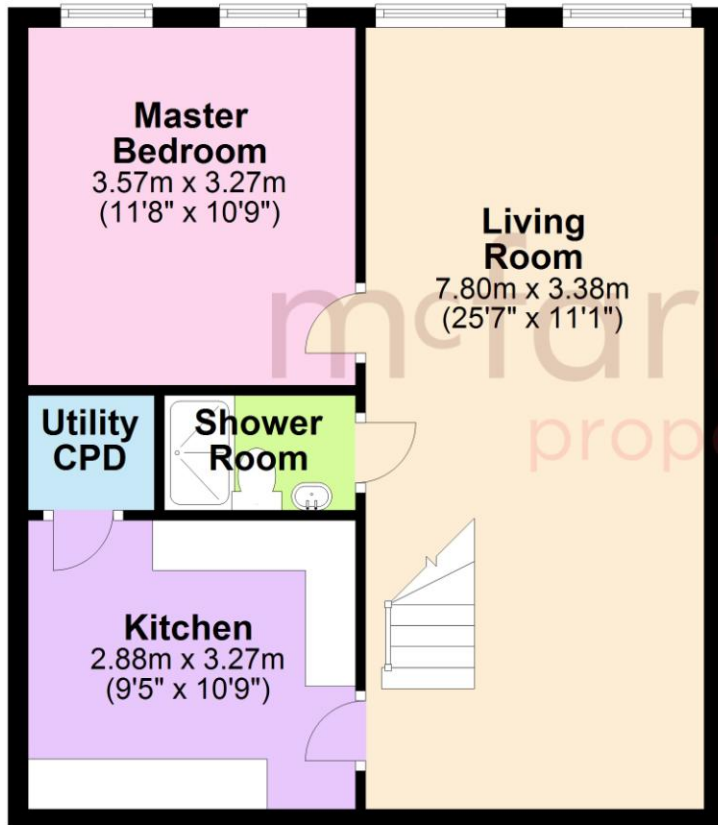
This includes buildings insurance, shared boiler maintenance, water rates, communal cleaning as well as quarterly window cleans and annual gutter cleaning. Please enquire for further details.





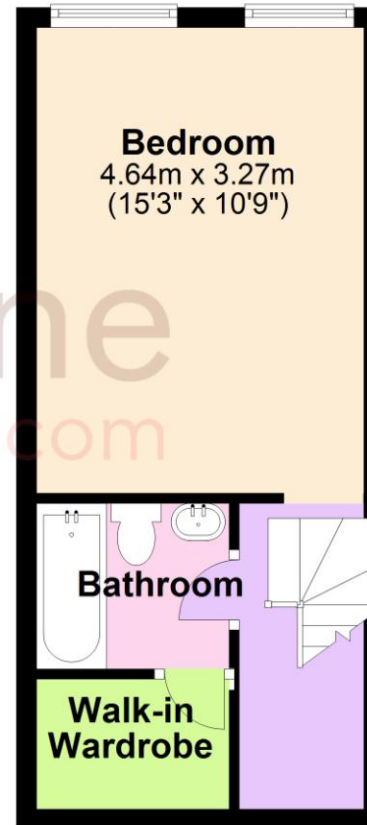
## Ground Floor

Approx. 52.6 sq. metres (566.3 sq. feet)



## Mezzanine

Approx. 25.5 sq. metres (274.2 sq. feet)



Total area: approx. 78.1 sq. metres (840.5 sq. feet)

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where you  
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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 296880

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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