



16 Guild House Farnsby Street, Swindon

Swindon

Offers Over £117,000

16 Guild House Farnsby Street

Swindon, SN1

Located in the center of Swindon, this contemporary one-bedroom apartment in Guild House offers modern, open-plan living. Featuring a spacious double bedroom, a well appointed family bathroom, and a bright living/kitchen/dining area, it's perfect for urban living. Convenient first-floor access, ideal central location.

Length of lease: 116 years

Ground Rent: £250.00 pa

Service Charge: £1,500 pa

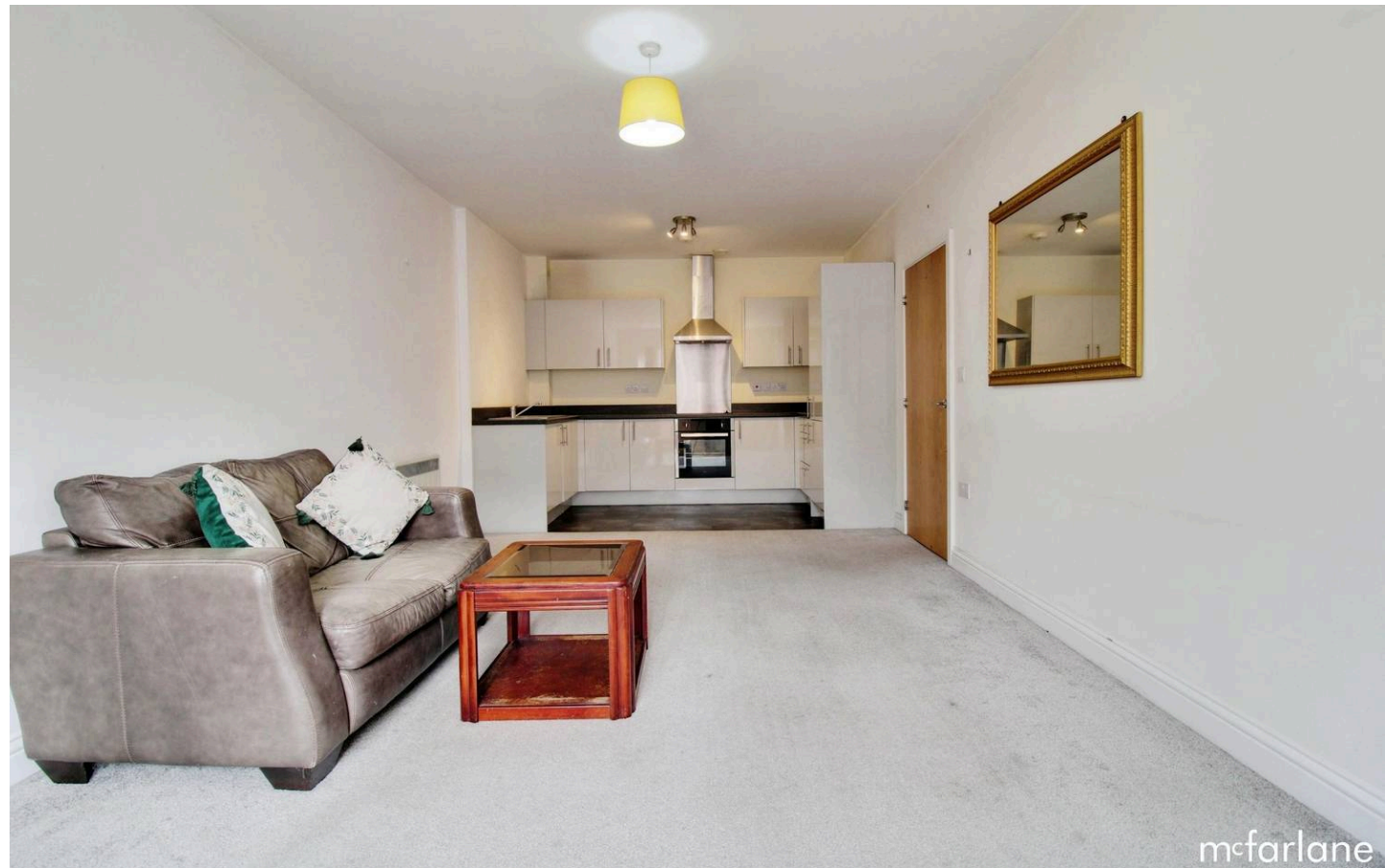
Council Tax band: A

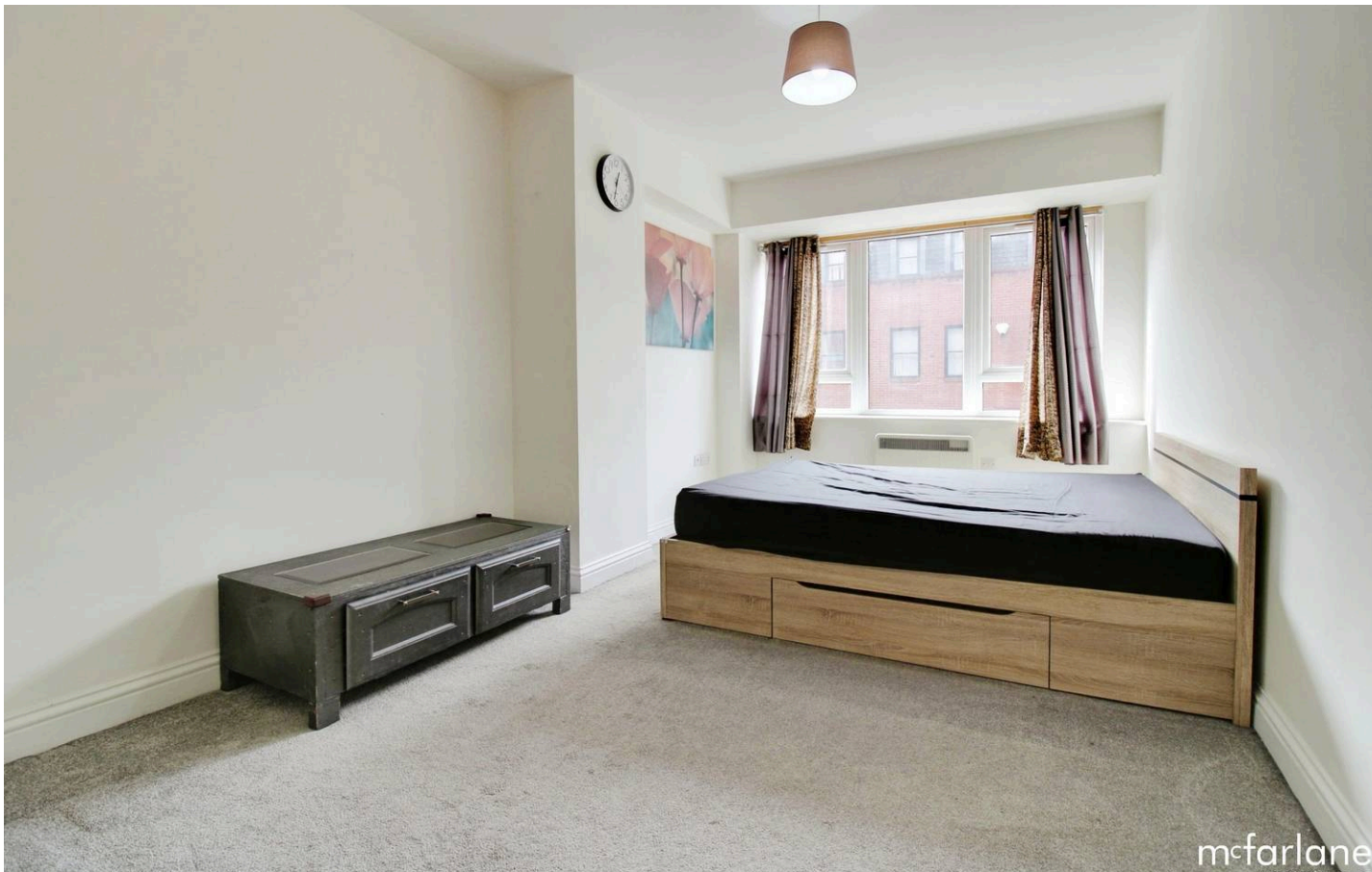
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- FIRST FLOOR APARTMENT
- OPEN PLAN LIVING
- CENTRAL LOCATION
- NO ONWARD CHAIN
- INVESTMENT OPPORTUNITY





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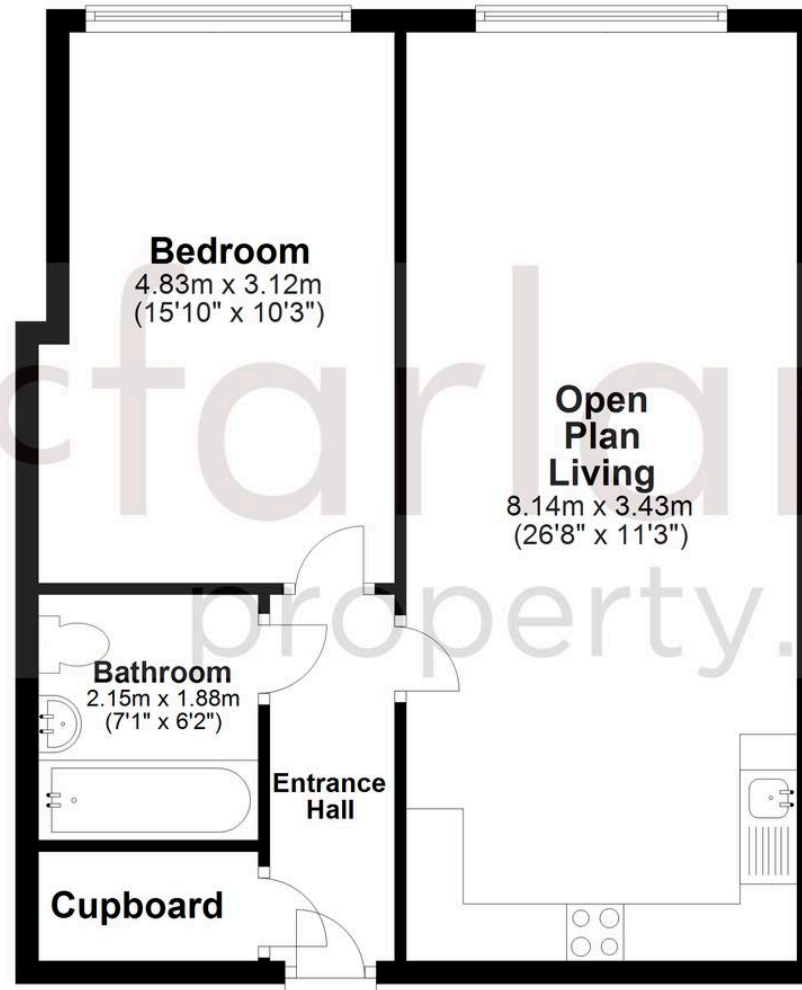
Welcome to this one-bedroom, first-floor apartment located in the highly popular Guild House, right in the center of Swindon. Perfectly positioned for those who value convenience, this property boasts a central location with excellent transport links, making it ideal for commuters or anyone looking for a first time buy or investment opportunity. As you step through the entrance hall, you're greeted by a bright and airy open plan living space, seamlessly integrating the kitchen, dining, and lounge areas. The property offers a spacious double bedroom which provides ample room for storage. Located next to the bedroom, the well-appointed family bathroom offers modern fixtures and plenty of space for daily routines.

Guild House benefits from its central location, providing immediate access to Swindon town center with shops, restaurants, and entertainment just a short walk away. With excellent transport links close by, including the Swindon train station offering quick commutes to London and beyond, this property is ideal for both first-time buyers and investors alike.



First Floor

Approx. 53.3 sq. metres (573.8 sq. feet)



Total area: approx. 53.3 sq. metres (573.8 sq. feet)

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