



Flat C, 8/9 Commercial Road, Town Centre, Swindon, SN1 5NF

**Guide Price £125,000-£130,000**

**richard james**



## Commercial Road

### Town Centre

Leasehold | EPC Rating - E



We are delighted to offer for sale this spacious and very well presented, one bedroom first floor apartment.

The property is conveniently situated, in the heart of Swindon's Town Centre and is just a few minutes' walk to the GWR railway station and all local amenities.

The property comprises, Communal Entrance Hall with Bike & Bin Store and staircase rising to first floor landing; the apartment offers; L' shaped Hall with useful storage cupboard, fitted Kitchen with integrated appliances, good sized Living Room, double Bedroom with walk-in-wardrobe and a lovely Bathroom, with modern white suite.

Further features include PVCu Double Glazing, Electric Heating with modern infrared technology with wifi connectivity, as well as a useful loft space ideal for additional storage.

We have been advised that there are 989 years remaining on the leasehold, with the annual service charge of approx £1350 and a peppercorn ground rent of £1.

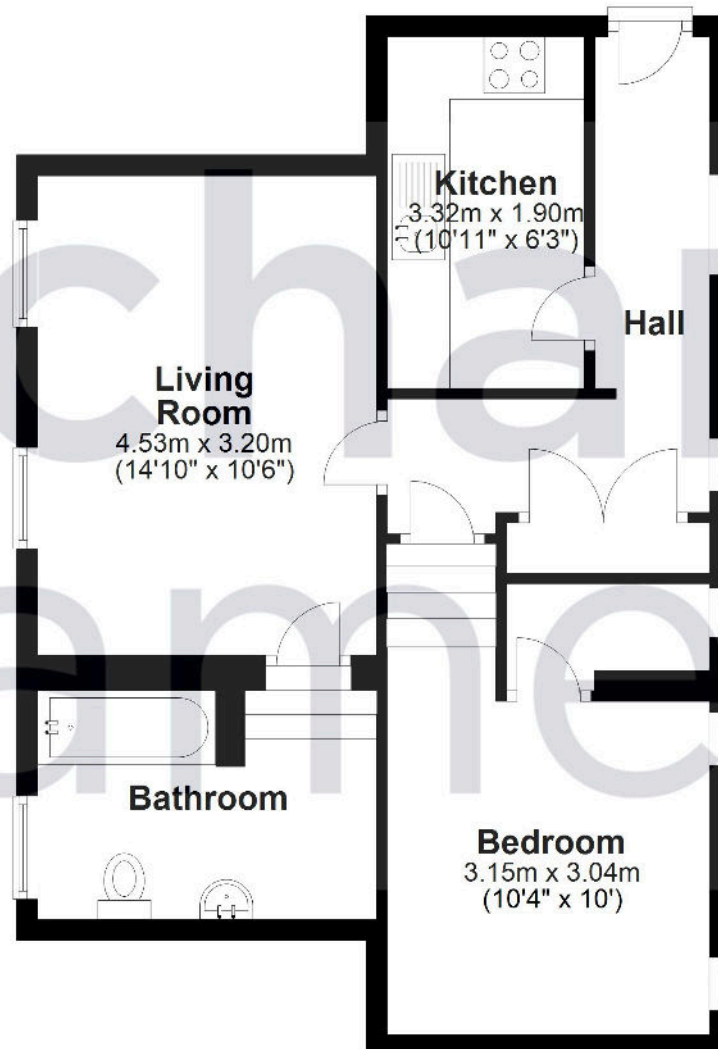




# Floorplan

## First Floor

Approx. 51.6 sq. metres (555.3 sq. feet)



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