



Empire Court, Clarence Street, Swindon
Guide Price £95,000

NO ONWARD CHAIN! (Please Note: A tenant is currently living within the property and is due to vacate by

Leasehold Terms:

999 Years from C.2003 - (979 Years Remaining)

Service Charge: C. £1120.00 Per Annum

*** NO GROUND RENT CHARGE ***

*** SECOND / TOP FLOOR

APARTMENT *** The Perfect First-Time/Investment Purchase. Being offered 'For Sale' with NO ONWARD CHAIN! (Please Note: A tenant is currently living within the property and is due to vacate by the end of March 2024). This superb starter home is located within the Town Centre and in turn offers convenient access to amenities as well as the railway and bus station which can also be found on the 'door step'. The accommodation briefly comprises: A secure communal entrance, apartment entrance hall, living/dining room, separate kitchen, bathroom & a bedroom. Attributes include: uPVC double glazing and gas radiator central heating. Viewing is advised! (The property is available to view at the earliest convenience).

Tenure: Leasehold (978 years)

Ground Rent: £0 per year

Service Charge: £1,120 per year

the end of March 2024). Centrally located & providing convenient access to amenities as well as the railway & bus station | Leasehold **SOLD**



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

SECOND / TOP FLOOR
APPROX. 37.3 SQ. METRES (401.0 SQ. FEET)



TOTAL AREA: APPROX. 37.3 SQ. METRES (401.0 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the properties advertised only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.