



**Gorse Hill, Swindon**  
**Offers Over £165,000**

Stunning & Luxurious First Floor Apartment, 2 Double Bedrooms, Allocated Parking, Close Proximity To

\* PROPERTY VIDEO TOUR - NOW AVAILABLE TO VIEW ONLINE! \*

\* First-Time/Investment Buyers Only!  
The property owners/sellers of this property have already secured a property to purchase which in turn has NO ONWARD CHAIN! \*

MILES BYRON are delighted to offer 'For Sale' this OUTSTANDING & LUXURIOUS FIRST FLOOR APARTMENT The deceptively spacious & stunning living accommodation EXCEEDS 700 SQ FT/65 SQUARE METERS. Briefly comprising: Secure telephone entrance system into a communal entrance hall. Stairs rising to the first floor landing. The apartment itself has a large entrance/reception hall with access to all rooms. This includes an impressive 'open plan' living/dining/kitchen area, 2 DOUBLE BEDROOMS & A SPACIOUS BATHROOM. This property also has the benefit of gas radiator central heating & some period features such as the chapel shaped windows which provides both character and charm throughout.

Tenure: Share of Freehold

Amenities, impressive 'Open Plan' living accommodation | Share of Freehold

**SOLD**



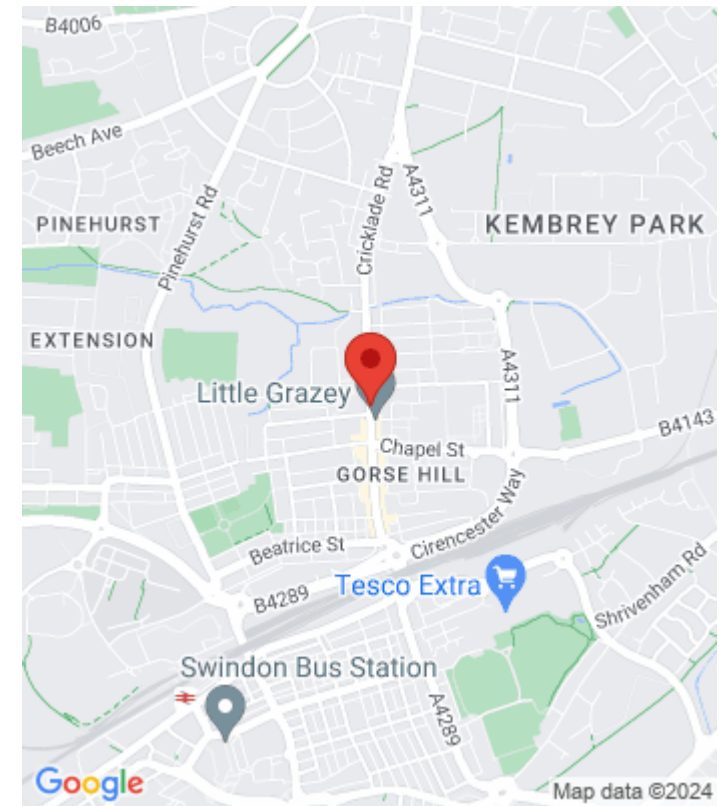
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.

**LUXURY FIRST FLOOR APARTMENT**  
 APPROX. 65.6 SQ. METRES (706.6 SQ. FEET)



TOTAL AREA: APPROX. 65.6 SQ. METRES (706.6 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the properties advertised only. Their 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. Plans produced using PlanIt's.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.



Viewing by appointment only  
**MILES BYRON Real Estate**  
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD  
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com