



**Cowleaze, Ridgeway Farm, Swindon**  
**Guide Price £170,000**

A Stunning & Spacious Top Floor Apartment | Leasehold **SOLD**

(VIRTUAL TOUR AVAILABLE!) A PERFECT FIRST-TIME / INVESTMENT OPPORTUNITY! MILES BYRON are delighted to offer 'For Sale' this very spacious (c.750 sq ft/70 sq meters) and stylishly presented TOP FLOOR APARTMENT. This property benefits from: GREAT STORAGE SPACE, TWO LARGE DOUBLE BEDROOMS (BOTH WITH FITTED WARDROBES), A LARGE & MODERN 3-PIECE BATHROOM, C.24' X 12' DUAL ASPECT LIVING/KITCHEN AREA WITH A BALCONY WHICH IN TURN PROVIDES FAR REACHING VIEWS AS WELL AS OUTDOOR SPACE (PERFECT FOR THOSE LONG SUMMER, ALFRESCO NIGHTS). This delightful property also has allocated parking for two vehicles. Other attributes include: uPVC double glazing and radiator gas heating. The property also benefits from having the remaining N.H.B.C. Warranty via Taylor Wimpey Homes. On a buy-to-let basis, we would estimate a rental income of approximately £750.00 - £795.00 per calendar month! (an annual gross yield of 5.29% based on purchasing at £170,000 and achieving the rental income of £750.00 pcm.

The Terms Of The Lease Are As Follows: 150 length lease from June 2018 (C.147 Years Remaining), Ground Rent: £150.00 p/a, Service Charge: £991.17, Estate Charge: £138.69 p/a

The situation of this property is conveniently positioned centrally between both Purton and West Swindon which in turn provides excellent access to public transport, local schooling, amenities such as West Swindon Shopping Centre, North Swindon Orbital Retail Park & Shopping Centre as well as offering superb access to major road links such as Junction 16 of the M4 Motorway. The property is also located approximately c.4 miles away from the Designer Outlet Village, Town Centre and the railway station. To fully appreciate this amazing apartment, we would highly recommend you arrange a viewing as soon as possible!

Tenure: Leasehold (147 years)  
Ground Rent: £150 per year  
Service Charge: £1,063.39 per year  
Parking options: Off Street

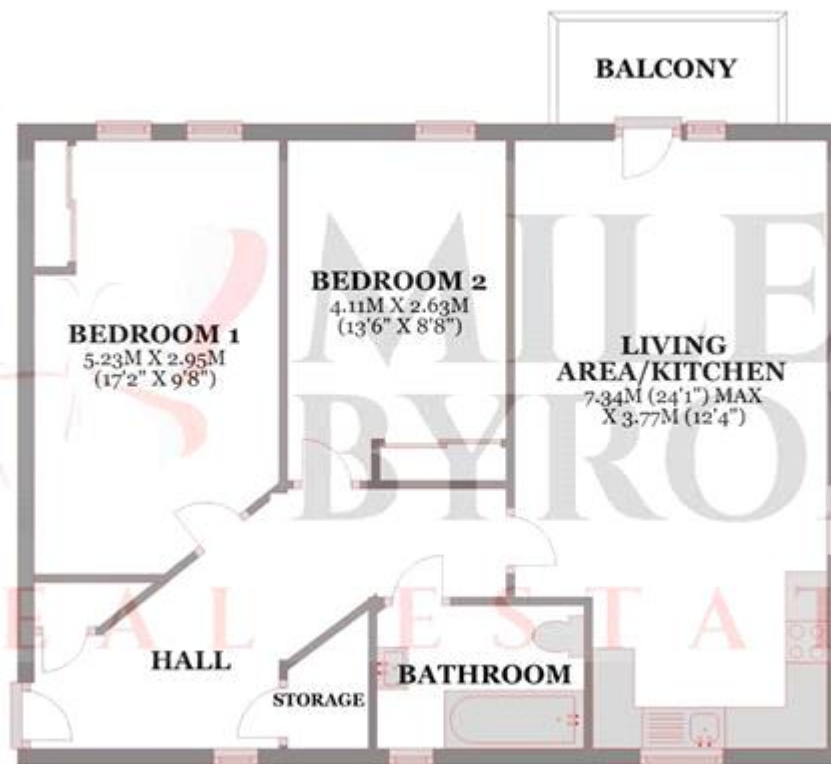




Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 70.1 SQ. METRES (754.9 SQ. FEET)



**TOTAL AREA: APPROX. 70.1 SQ. METRES (754.9 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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  
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