



**Wroughton, Swindon**  
**Offers Over £185,000**

An Impressive Freehold Apartment Located Within The Heart Of A Desirable Village | Freehold **SOLD**

\* An Amazing First-Time / Investment Purchase \* MILES BYRON are delighted to offer 'For Sale' this very spacious first floor apartment which can be located within the very heart of Wroughton. There are only four apartments within the building. The property is also 'FREEHOLD'. There is a mutual service charge to pay between the residents/owners of the four apartment within the building (which is approximately £550.00 each per annum)(This includes the building insurance). The property itself also benefits from having two allocated parking spaces (plus 1 extra visitor space (which is shared between the apartments on a first come, first serve basis), two bedrooms (the main bedroom benefits from having a W.C. and wash hand basin facility. Other attributes include: gas radiator central heating and double glazing. The spacious living/dining room even has double doors which overlooks the rear aspect of the apartment (including the rear garden) (which belongs to the ground floor apartment). The deceptively spacious accommodation briefly includes: Secure communal entrance hall, stairs rising to the first floor which leads into the apartment entrance, a large 4-piece bathroom which consists of a corner bath, separate shower cubicle, W.C. and wash hand basin, two generous in size bedrooms (bedroom one includes fitted wardrobes), a large 'open plan' living/dining room and kitchen. There is also the use of a communal garden area which can be located to the side aspect of the property. The property is currently occupied by two professional tenants who are paying £695.00 per calendar month. If you were purchasing this property for investment however, we would estimate a revised rental figure of approximately £800.00 - £850.00 per calendar month minus service charge cost of approximately £550.00 P/A (AN ANNUAL YIELD OF 5.08% (NET) (BASED ON A PURCHASE PRICE OF £190,000 AND ACHIEVING £850 PCM). PLEASE NOTE: THIS PROPERTY IS STAMP DUTY EXEMPT UNTIL THE 30TH SEPTEMBER 2021.

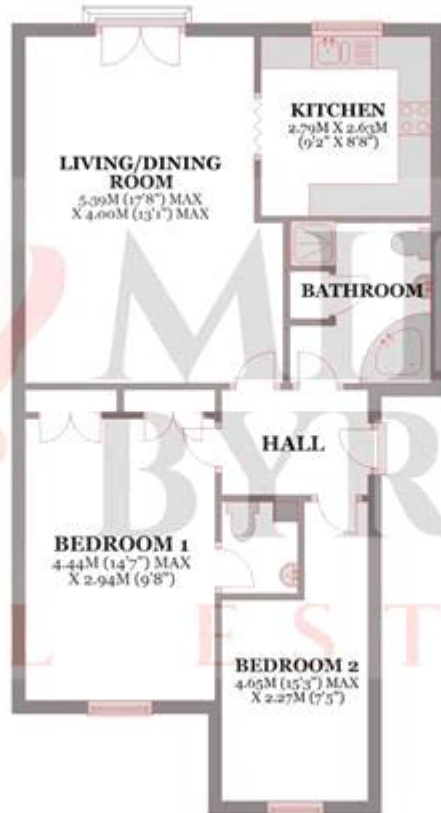
Tenure: Freehold



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.

**FIRST FLOOR**

APPROX. 62.4 SQ. METRES (671.6 SQ. FEET)



**TOTAL AREA: APPROX. 62.4 SQ. METRES (671.6 SQ. FEET)**

All images used are for illustrative purposes only and are intended to convey the concept and vision for the properties advertised only. 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>		75	75
(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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