



**Wise Close, Upper Stratton, Swindon**  
**Offers Over £140,000**

A Stylishly Presented Maisonette Apartment Boasting Two Allocated Parking Spaces | Leasehold **SOLD**

\*\*\* SALE AGREED BY MILES BYRON Real Estate \*\*\* ANOTHER WONDERFUL PROPERTY SALE HAS BEEN AGREED IN RESULT FROM OUR PROPERTY LAUNCH EVENT WEEKEND!

\* VIDEO TOUR AVAILABLE ONLINE TO BROWSE \*

\* READY TO MOVE INTO \* \* C.580 SQ FT OF LIVING SPACE \* MILES BYRON are delighted to offer FOR SALE this very stylishly presented STARTER HOME. This amazing FIRST FLOOR maisonette apartment benefits from it's very own entrance. Attributes include: uPVC double glazing, a composite front door which was only fitted in 2019 (which in turn includes the remaining C.13 years FENSA Guarantee), gas radiator central heating (central heating boiler was last serviced in February 2021) and in addition the property also benefits from delightful views to the front aspect overlooking a well tended green space. This deceptively spacious first-time/investment purchase is positioned within a desirable and quiet cul-de-sac road of Upper Stratton, East of Swindon which includes 2 ALLOCATED PARKING SPACES, kitchen/breakfast room, modern bathroom, a large double bedroom which includes built-in wardrobes. We would estimate a rental figure of £675.00 - £695.00 per calendar month! (An annual yield (net) investment of £5.79% based on the guide price of £140,000 and achieving £695pcm. To fully appreciate this property, a viewing is highly recommended.

PROPERTY TENURE: Leasehold: Originally 125 Years from 2004. Lease Remaining in 2021: C.108 Years. Service Charge: C.£228.00 Per Annum / C.£19.00 Per Calendar Month.

Council Tax Band: B (Swindon Borough Council)

Tenure: Leasehold (108 years)

Service Charge: £228 per year

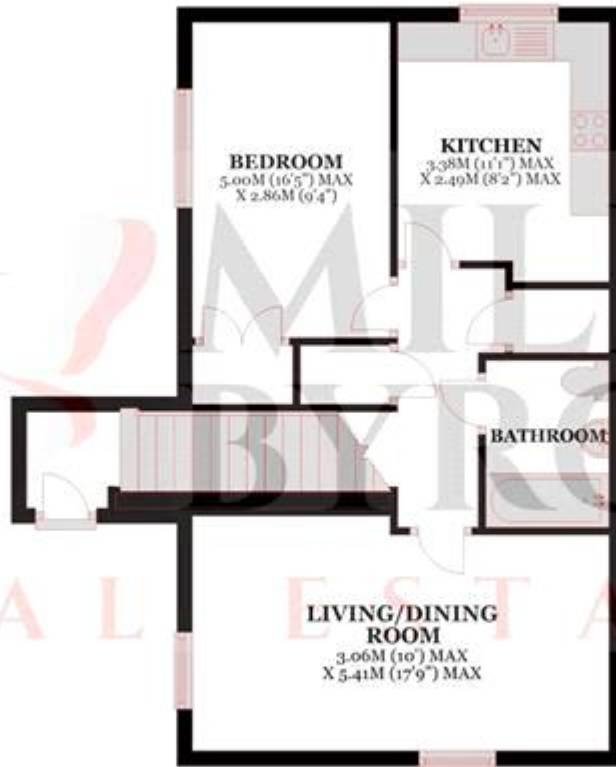




Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 54.1 SQ. METRES (582.0 SQ. FEET)



**BEDROOM**  
5.00M (16'5") MAX  
X 2.86M (9'4")

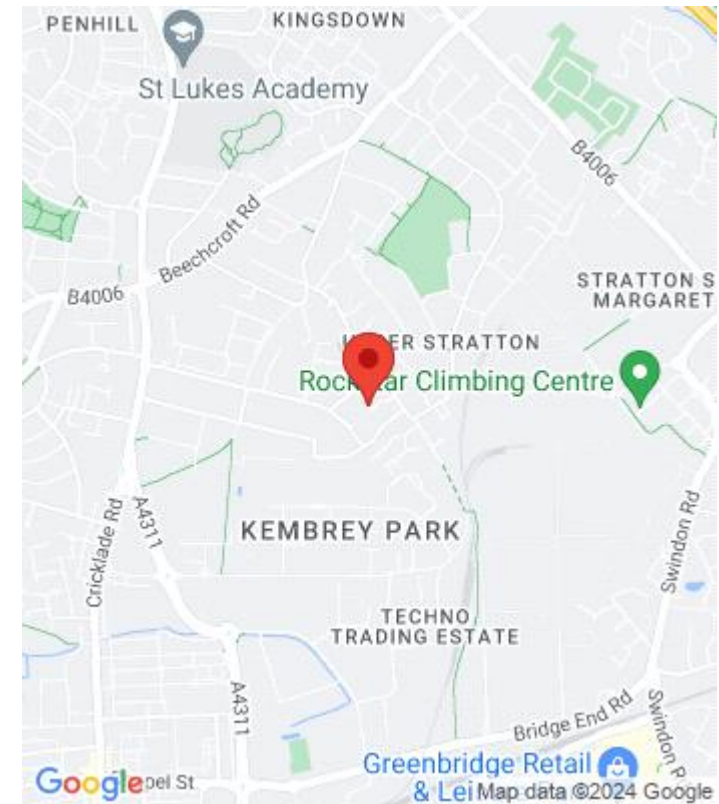
**KITCHEN**  
3.38M (11'1") MAX  
X 2.49M (8'2") MAX

**BATHROOM**

**LIVING/DINING ROOM**  
3.06M (10') MAX  
X 5.41M (17'9") MAX

**TOTAL AREA: APPROX. 54.1 SQ. METRES (582.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(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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