



Joiner Lane, Old Town, Swindon
Offers Over £110,000

No Onward Chain!, Central Old Town Location, Double Bedroom, Close Proximity To Amenities, Raedy To

The Perfect First-Time / Investment
Purchase * A Well Presented
GROUND FLOOR, 1 DOUBLE
BEDROOM, APARTMENT offered For
Sale with NO ONWARD CHAIN!

There is an OFF STREET PARKING
OPTION AVAILABLE which can be
found close by to this property. T&C's
(A Parking Permit Is Optional Via The
Local Council. The Cost Of Purchasing
A Permit Is Approximately £150.00 (6
Months) Or Alternatively £290.00 (12
Months).

Leasehold Terms: 999 Years Lease
Length From 2022, Ground Rent
Charge: £150.00 Per Annum,
Service/Management Charge:
Approximately £850.00 Per Annum

MILES BYRON are delighted to offer
'For Sale' this stylishly presented
Ground Floor Apartment which can be
located within the very HEART OF OLD
TOWN in Swindon (N.B. There are only
4 apartments within the building).
Conveniently located within close
proximity to amenities as well as
offering superb access to major road
links such as Junction 15 of the M4
Motorway, the A419, A420 & a short
commute to the the Great Western
Hospital. The spacious living
accommodation briefly comprises:
Secure communal entrance hall,
apartment entrance hall, DOUBLE
BEDROOMS (WITH BUILT-IN DOUBLE
WARDROBE), bathroom and an 'open
plan' living/kitchen area. To fully
appreciate this beautifully presented
apartment we would highly
recommend confirming an
appointment to view as soon as
possible!

Tenure: Leasehold (999 years)



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.

GROUND FLOOR APARTMENT

APPROX. 33.7 SQ. METRES (362.9 SQ. FEET)



TOTAL AREA: APPROX. 33.7 SQ. METRES (362.9 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) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(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.