



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)



LIVING/KITCHEN AREA
4.29M (14'1") MAX
X 3.68M (12'1") MAX

BEDROOM
3.14M X 2.42M
(10'4" X 7'11")

BATHROOM

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.