



Joiner Lane, Old Town, Swindon
Offers Over £150,000

*** NO ONWARD CHAIN! *** A Spacious Split Level - 2 DOUBLE BEDROOM, TOP FLOOR APARTMENT

*** ALL VIEWINGS TO COMMENCE
FROM: Wednesday - 6th March 2024
*** NO ONWARD CHAIN! *** The
Perfect First-Time / Investment
Purchase * A Spacious Split Level - 2
DOUBLE BEDROOM, TOP FLOOR
APARTMENT located within the very
heart of Old Town. Providing close
proximity to amenities as well as short
walk to the Town Gardens.

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).

Tenure: Leasehold (998 years)
Ground Rent: £0 per year
Service Charge: £1,150 per year

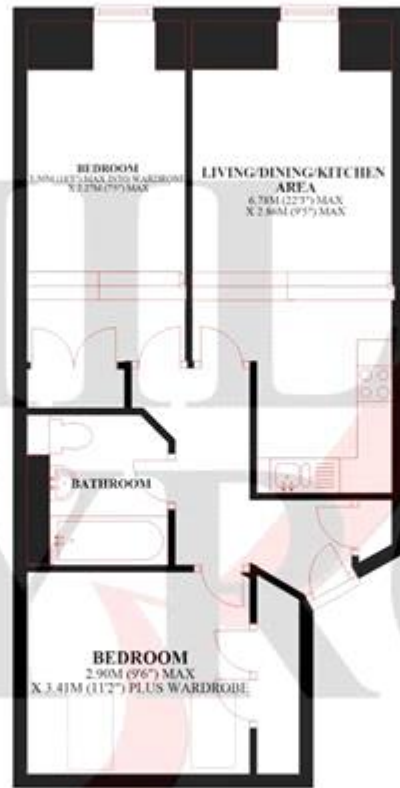
located within the very heart of Old Town. Providing close proximity to amenities as well as short walk to
the Town Gardens. | Leasehold



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.

TOP FLOOR

APPROX. 52.6 SQ. METRES (566.0 SQ. FEET)



TOTAL AREA: APPROX. 52.6 SQ. METRES (566.0 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 discussions 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 | | |
| (55-68) | D | 63 | 63 |
| (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.



Viewing by appointment only
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