



Bath Road, Old Town, Swindon Guide Price £160,000

20LD

- * Overall Size Of Living Space An Impressive C.730 SQ FT / 68 SQ METERS *
- * A MUST VIEW PROPERTY * FREE OF CHAIN * A Fantastic First-Time/Investment Purchase * ALLOCATED PARKING SPACE * Estimated /Achievable Rental Income Of £875.00 Per Calendar Month/A Gross Annual Rental Yield Of 7.55% (Based On A Purchase Price Of £139.000.

MILES BYRON are delighted to offer For Sale this RECENTLY REFURBISHED UPPER FLOOR apartment located along the sought after Bath Road, in Old Town. Conveniently positioned within a short walk to amenities, the beautiful Town Gardens and both the bus and train station. Attributes include: uPVC double glazing, modern electric wall mounted heaters. The 'READY TO MOVE INTO' living accommodation briefly comprises: Secure entrance hall, 2 BEDROOMS, bathroom, a spacious, dual aspect living/dining room, separate and spacious kitchen/breakfast room. Externally there is a communal garden, a fully enclosed bin/recycling store and allocated parking. In addition there are a few visitor parking spaces (available on a first come basis).

Leasehold Terms:

Length Of Lease: Approximately 965 Years Remaining From An Original 999 Year Lease. Service/Ground Rent Charges -(Combined): £2500.00 Per Annum

Tenure: Leasehold (965 years) Ground Rent: £250 per year Service Charge: £2,250 per year Parking options: Off Street Garden details: Private Garden













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.

SECOND FLOOR

APPROX. 68.1 SQ. METRES (733-1 SQ. FEET)

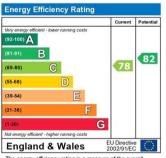


TOTAL AREA: APPROX. 68.1 SQ. METRES (733.1 SQ. FEET)

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 Plantip.





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.

