



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

Recently Refurbished, Lift Within The Building, Allocated Parking, 2 Bedrooms, Kitchen/Breakfast Room,



\* PROPERTY VIDEO TOUR -  
AVAILABLE TO VIEW SHORTLY \*

\* 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 PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	82
(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.



Viewing by appointment only  
MILES BYRON Real Estate  
MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD  
Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com