



**St. Pauls Court, Cricklade Road, Gorse Hill - Includes A Garden**  
**Offers Over £138,500**

Allocated Parking, 1 Double Bedroom, Gas Radiator Central Heating, A Share Of The Freehold, No

\* PROPERTY VIDEO TOUR - NOW AVAILABLE TO DOWNLOAD & VIEW ONLINE \*

\* ATTENTION: ALL FIRST-TIME/INVESTMENT BUYERS \* NO ONWARD CHAIN! \* Share Of The Freehold \* Allocated Parking Space \* The Perfect First-Time/Investment Purchase \* Local Amenities On The 'Door Step' \* Regular Public Transport Close By \* A Short Walk To The Railway & Bus Station As Well As The Town Centre Centre Itself \*

MILES BYRON are delighted to offer 'For Sale' this stylishly presented and very stylish GROUND FLOOR apartment (Conversion of a former chapel) which externally still benefits from it's beautiful character, charm and period features. The deceptively spacious accommodation briefly comprises: Secure telephone entrance system into a communal entrance hall. The apartment itself has a entrance hall with access to all rooms. This includes an 'open plan' living/kitchen area, 1 DOUBLE BEDROOM & bathroom. This property also has the benefit of gas radiator central heating, a fully enclosed, SOUTH FACING GARDEN & ALLOCATED PARKING . Viewing is highly recommended!

\* Based on a buy to let purchase, we would expect to achieve a rental income of approximately £750 per calendar month! A gross, annual rental yield of 6.43% based on the purchase price of £140,000. There is no ground rent payable, however the service charge is approximately £85.00 per calendar month!

Tenure: Share of Freehold

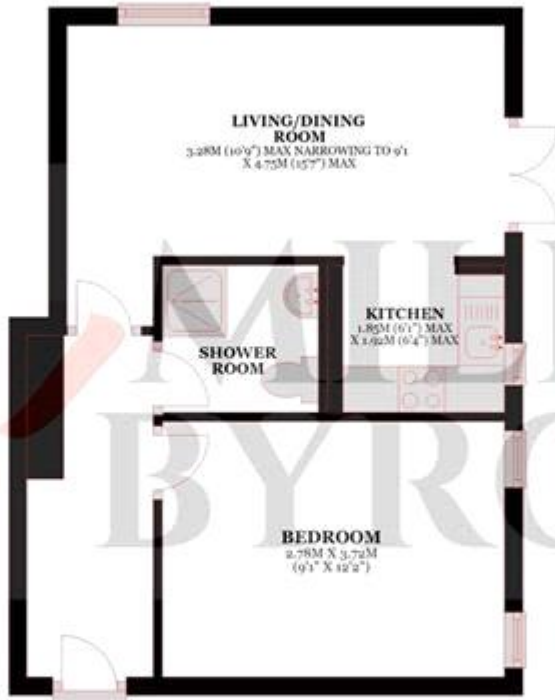




Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.

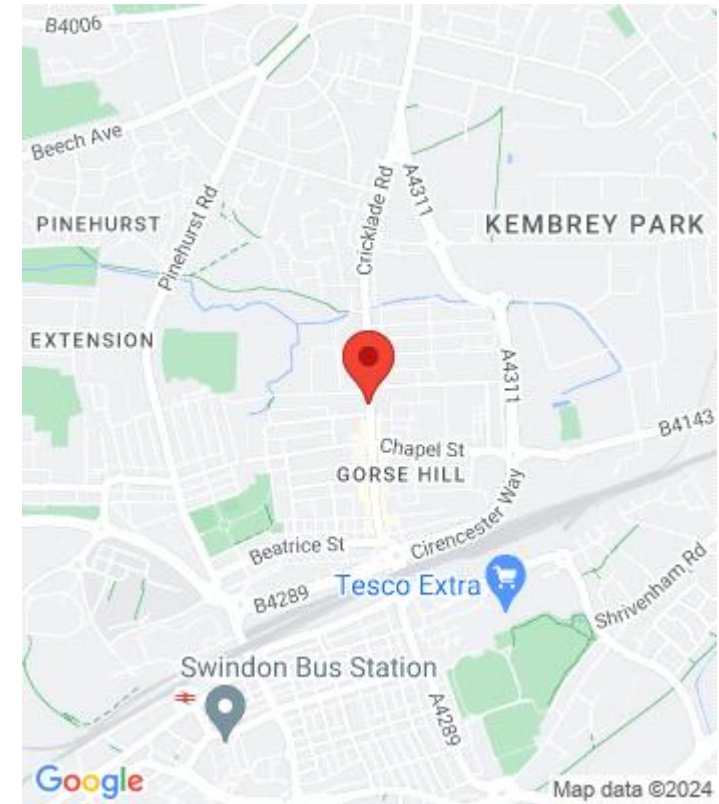


**GROUND FLOOR**  
APPROX. 35.4 SQ. METRES (380.6 SQ. FEET)



**TOTAL AREA: APPROX. 35.4 SQ. METRES (380.6 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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