



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
Parking options: Off Street
Garden details: Private Garden

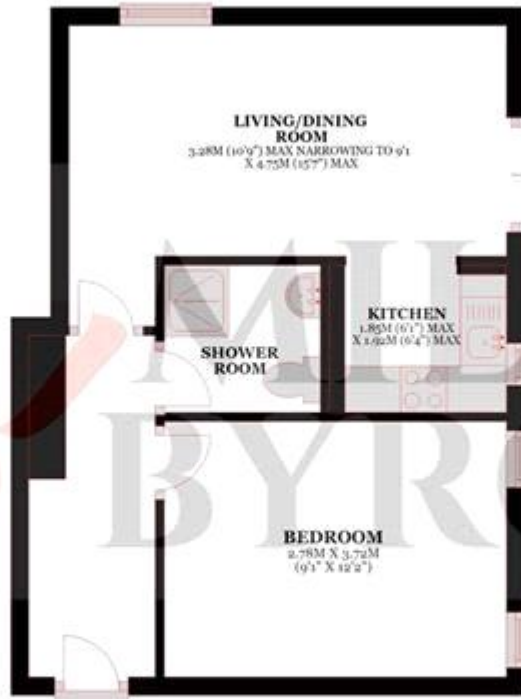
Onward Chain, South Facing Garden | Share of Freehold **SOLD**



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) A		
(81-91) B		
(69-80) C	78	78
(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
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