



Kingswood Avenue, Park North, Swindon
Offers Over £165,000

Ground Floor Apartment, Modernised To A High Standard, Garden, 2 Double Bedrooms, Stylishly

* Property Launch Event: Saturday 6th August 2022 - All Viewings Are Strictly By Appointment Only *

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

C.700 sq ft / 65 sq meters of spacious & very stylish living accommodation * READY TO MOVE INTO * 'SHOW HOME' CONDITION & PRESENTATION * THE PERFECT FIRST-TIME / INVESTMENT PURCHASE * MILES BYRON are delighted to offer 'For Sale' this stunningly presented property located towards to the Eastern side of Swindon. Providing excellent access to major road links such as Junction 15 of the M4 Motorway, A419, A420, The Great Western Hospital, c.2 miles away from the Town Centre & Old Town as well as being located within close proximity to Coate Water Country Park. To Fully Appreciate This Wonderful Property, We Would Highly Recommend Confirming Your Appointment To View As Soon As Possible!

* C.107 Years Remaining On The Lease From An Original 125 Years* Ground Rent & Service Charges Combined Are Approximately £543.00 Per Annum / £135.74 Per Quarter *

Tenure: Leasehold (107 years)

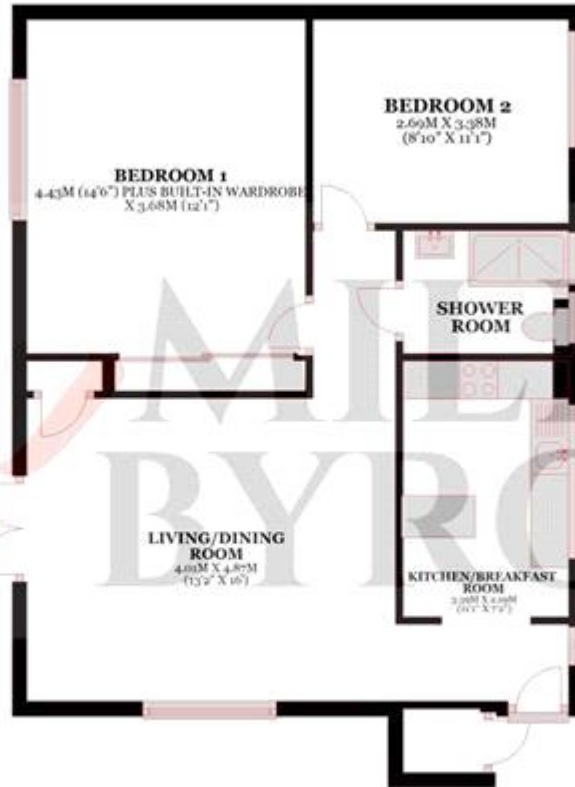
Presented Throughout with Modern & Stylish Kitchen/Breakfast Room & Shower Room, Gas Radiator Central Heating & Double Glazing | Leasehold **SOLD**



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. 65.4 SQ. METRES (703.9 SQ. FEET)



TOTAL AREA: APPROX. 65.4 SQ. METRES (703.9 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	74	76
(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.