



**Monument House, Wichelstowe**  
**Guide Price £215,000**

An Exclusive & Modern Built Development Built By David Wilson Homes, 2 Double Bedrooms + En-Suite,

Two Allocated Parking Spaces, Remaining N.H.B.C., A Spacious, Dual Aspect Open Plan Living/Kitchen |  
Leasehold **SOLD**

\* The Perfect First-Time/Investment Purchase - Ready To Move Into \* One Of The Most Spacious & Possibly One Of The Most Stylishly Presented Apartments Within This Development \*

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

\* SHOW HOME PRESENTATION & CONDITION \* A MUST VIEW FIRST FLOOR APARTMENT WITH ITS VERY OWN 'JULIET' STYLE BALCONY OVERLOOKING THE VERY PEACEFUL & IDYLIC 'MILL LANE' \* BUILT BY MESSRS: DAVID WILSON HOMES. LOCATED WITHIN ONE OF THE NEWEST & MOST SOUGHT AFTER MODERN DEVELOPMENTS WITHIN THE SWINDON AREA.

Being SOLD with NO ONWARD CHAIN!

Providing Fantastic Access To Both Old Town & The Desirable Village Of Wroughton. This Property Is Also Located Within Close Proximity To Corporate Companies Such As Nationwide HQ & Intel, Waitrose supermarket, the Hall & Woodside Public House With Outdoor Canal-Side dining can also be found within a short walk to this beautifully presented home!

Attributes include: Gas Radiator Central Heating, uPVC Double Glazing, The Remaining Of An Original 10 Year N.H.B.C. Warranty Which Is Approximately 8 Years.

Lease Terms: Service & Ground Rent Charges Combined Are Approximately £1250 Per Annum / C.997 Years Remaining From An Original 999 Years Length Of Lease.

The Spacious & Stylishly Presented Living Accommodation Includes: Communal Entrance Hall With Steps

Rising To The First Floor, Apartment Entrance Hallway Which Includes: A Storage Cupboard, A Separate Cupboard Housing Space & Plumbing For A Washing Machine, Two Double Bedrooms With En-Suite Shower Room To The Master Bedroom, A Spacious, Light & Airy Main Bathroom & A Very Impressive 'Open Plan' & Triple Aspect Living/Kitchen With A Selection Of Integrated Appliances Which Include A Dishwasher & Fridge Freezer.

To Fully Appreciate This Delightful Home, We Would Highly Recommend Confirming Your Appointment To View As Soon As Possible!

Tenure: Leasehold (997 years)  
First Port



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.

## FIRST FLOOR APARTMENT

APPROX. 63.8 SQ. METRES (686.9 SQ. FEET)



TOTAL AREA: APPROX. 63.8 SQ. METRES (686.9 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) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            | 86                      | 86        |
| (69-80) <b>C</b>                            |                         |           |
| (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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