



**Okus, Old Town, Swindon**  
**Offers Over £170,000**

Refurbished, 2 Good Size Bedrooms, En-Suite & Walk-in Wardrobe To The Main Bedroom, Newly Fitted

\* The Perfect First-Time / Investment Purchase \* MILES BYRON are delighted to offer For Sale this STYLISHLY PRESENTED & REFURBISHED SECOND FLOOR APARTMENT located within the very popular 'Angel Ridge' development in Okus, Old Town. This apartment provides convenient access to amenities and both the bus and train station. Attributes include: uPVC double glazing, gas radiator central heating, a newly fitted 'Wren' kitchen which includes the extra benefit of integrated appliances comprising: fridge freezer, induction hob & sink, newly fitted carpets in both bedrooms and a 'Hive' heating system which can be controlled from an App on your mobile device. All upgrades/refurbishments were completed in December 2021. The 'READY TO MOVE INTO' and deceptively spacious living accommodation briefly comprises: Secure communal entrance hall, a spacious hallway to the apartment itself, 2 GOOD SIZE BEDROOMS (BUILT-IN STORAGE IN THE SECOND BEDROOM & A WALK-IN WARDROBE IN THE MAIN BEDROOM) + THE ADDED EXTRA OF AN EN-SUITE SHOWER ROOM WITH A WINDOW, A SPACIOUS BATHROOM WITH A WINDOW. In addition there is a light and airy 'open plan' & dual aspect living area with a modern kitchen. From the living area there are double doors leading to a 'Juliet' style BALCONY which provides a partial & pleasant far reaching countryside view. Externally there is secure & allocated off street parking space for c.1 vehicle. To fully appreciate this wonderful home/property, we would highly recommend confirming your appointment to view as soon as possible!

Leasehold Terms:

Length Of Lease: Approximately 109

'Wren' Kitchen with A Selection Of Integrated Appliances, Spacious Bathroom, Secure Allocated Parking Space | Leasehold **SOLD**

Years Remaining From An Original  
125 Years.  
Length Of Lease Commenced: 1st  
January 2007.  
Lease Expires: 31st December 2131  
Ground Rent: £250.00 Per Annum  
Service Charge: £1740.00 Per Annum  
(For 2023)

Tenure: Leasehold (109 years)  
\* APPROX 109 YEARS REMAINING ON  
THE LEASE FROM THE ORIGINAL 125  
YEARS

\* GROUND RENT - £250.00 P/A

\* MANAGEMENT/SERVICE CHARGE -  
£1734.98 (for 2023) / C.£144.50 a  
month.

LEASE START: 1ST JANUARY 2007

LEASE END: 31ST DECEMBER 2131

Parking options: Off Street

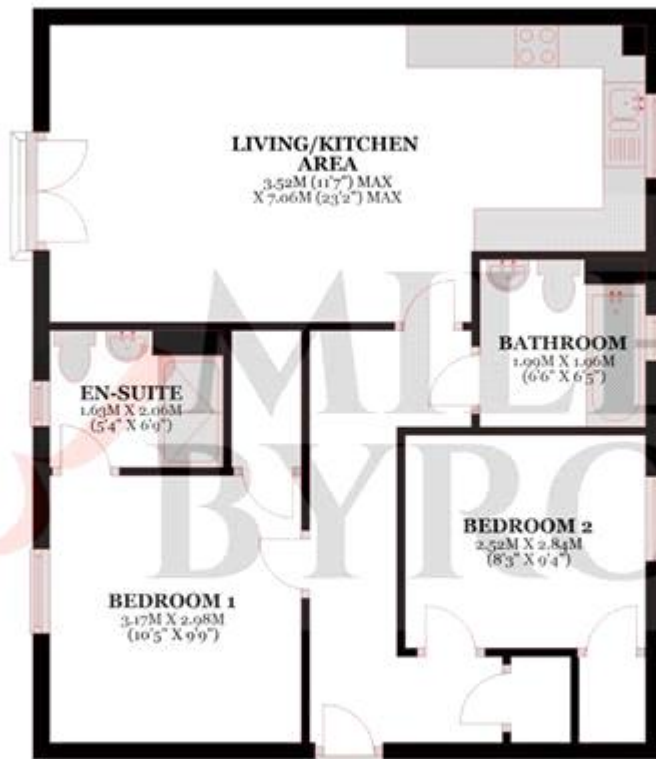




Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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

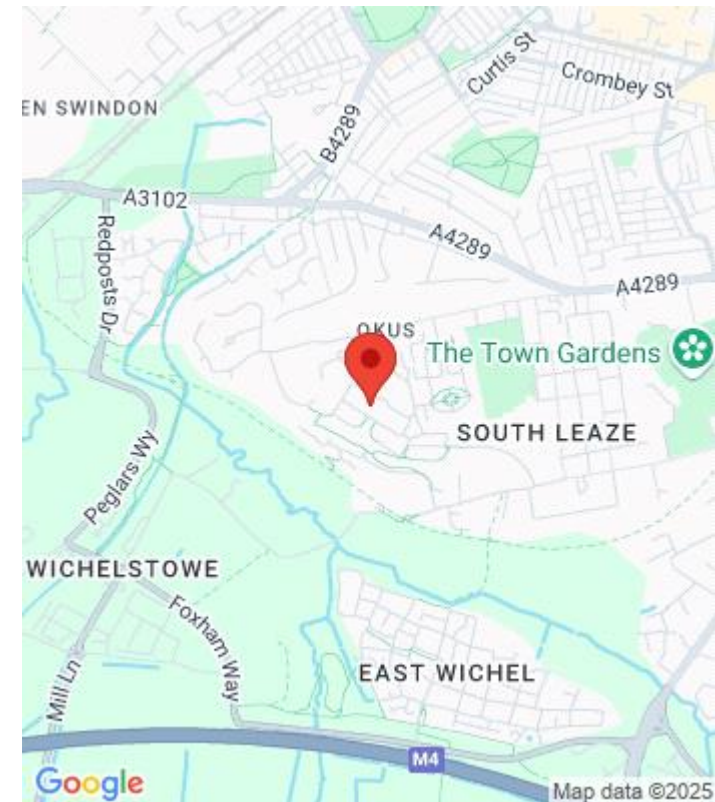
APPROX. 60.1 SQ. METRES (646.6 SQ. FEET)



TOTAL AREA: APPROX. 60.1 SQ. METRES (646.6 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>		
(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		
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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