



**MILES
BYRON**

Ridge Green, Shaw Ridge, Swindon
Guide Price £169,500

NO CHAIN! * 2 BEDROOMS * ALLOCATED PARKING * STUNNINGLY PRESENTED THROUGHOUT *

* All Viewings To Commence From:
Tuesday 7th February * A PERFECT
FIRST-TIME/INVESTMENT
OPPORTUNITY * BEING SOLD WITH
NO ONWARD CHAIN! LUXURY FIRST
FLOOR APARTMENT * 2 BEDROOMS *
ALLOCATED PARKING SPACE *
DESIRABLE LOCATION *
STUNNINGLY PRESENTED
THROUGHOUT * HIGH
SPECIFICATION * RECENTLY RE-
FURBISHED * OPEN PLAN LIVING
SPACE WITH BESPOKE KITCHEN
WITH BREAKFAST ISLAND * SOUGHT
AFTER LOCATION * MODERN
ELECTRIC HEATING SYSTEM.
REMAINING LEASE LENGTH IS
APPROXIMATELY 960 YEARS. MILES
BYRON are delighted to offer 'For Sale',
this outstanding, stunningly presented
and extremely impressive FIRST
FLOOR APARTMENT located within the
prestigious Ridge Green development
which can be found adjacent to The
Bramptons in West Swindon. The
deceptively spacious accommodation
briefly comprises: Secure communal
hall, apartment entrance hall, a
modern and stylish shower room, two
bedrooms, and an impressive and very
spacious open plan living / kitchen
area. To fully appreciate this amazing
property, please contact MILES BYRON
as soon as possible to confirm your
appointment to view!

**HIGH SPECIFICATION * RECENTLY RE-FURBISHED * OPEN PLAN LIVING SPACE WITH BESPOKE
KITCHEN WITH BREAKFAST ISLAND * SOUGHT AFTER LOCATION * MODERN ELECTRIC HEATING
SYSTEM | Leasehold **SOLD****

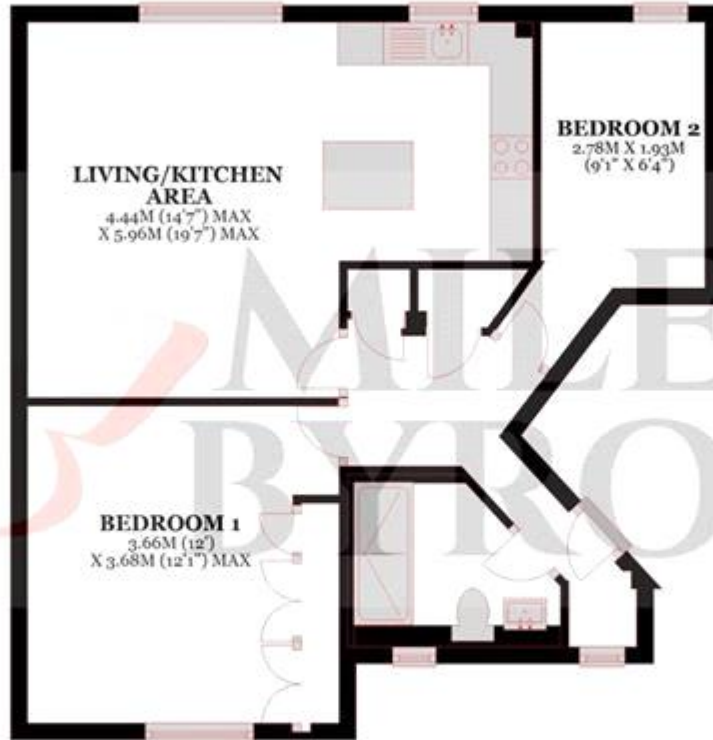
Tenure: Leasehold (960 years)
Parking options: Off Street



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/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. 55.7 SQ. METRES (599.8 SQ. FEET)



TOTAL AREA: APPROX. 55.7 SQ. METRES (599.8 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		79
(55-68)	D	67	
(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.