



**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!

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

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

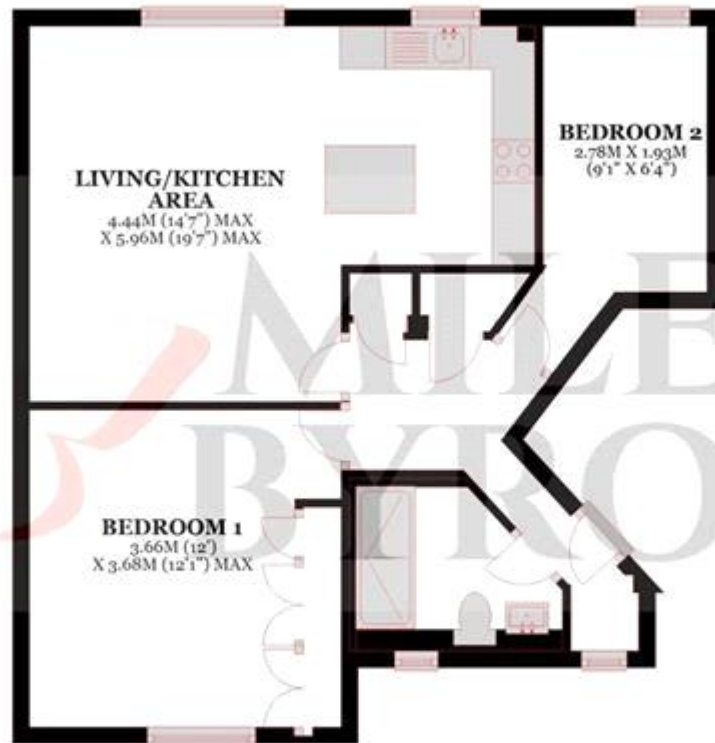




Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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

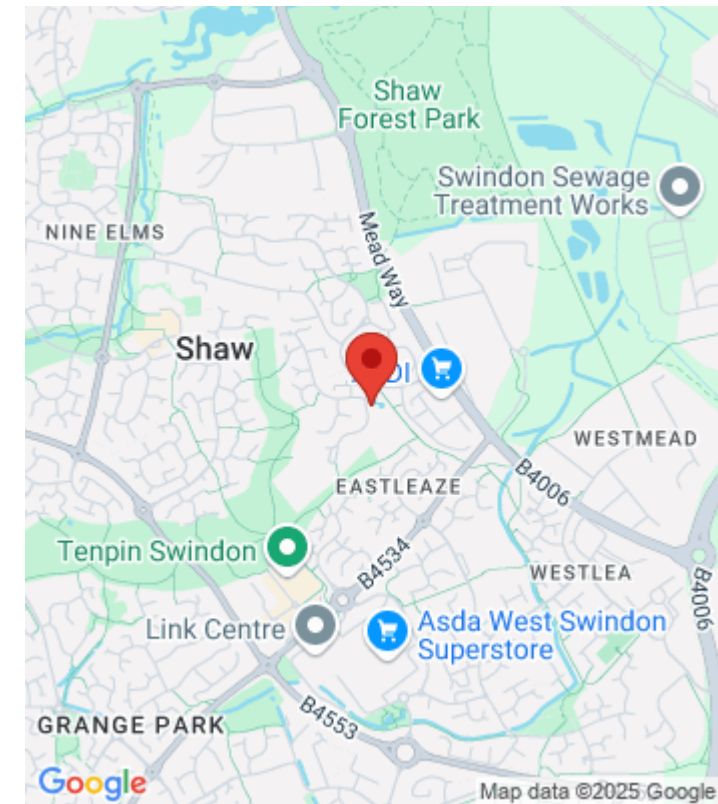
## FIRST FLOOR APARTMENT

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) <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		
<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.