

TOTAL APPROX. FLOOR AREA 64.6 SQ.M. (695 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements

Padstow Road, Churchward, Swindon
Offers Over £147,500



NO ONWARD CHAIN! APPROX 138 YEARS REMAINING. Attributes include: 2 LARGE DOUBLE

* Being SOLD with NO ONWARD CHAIN! Excellent access to local amenities including the Town Centre, the Designer Outlet Village & a short walk to the railway station.

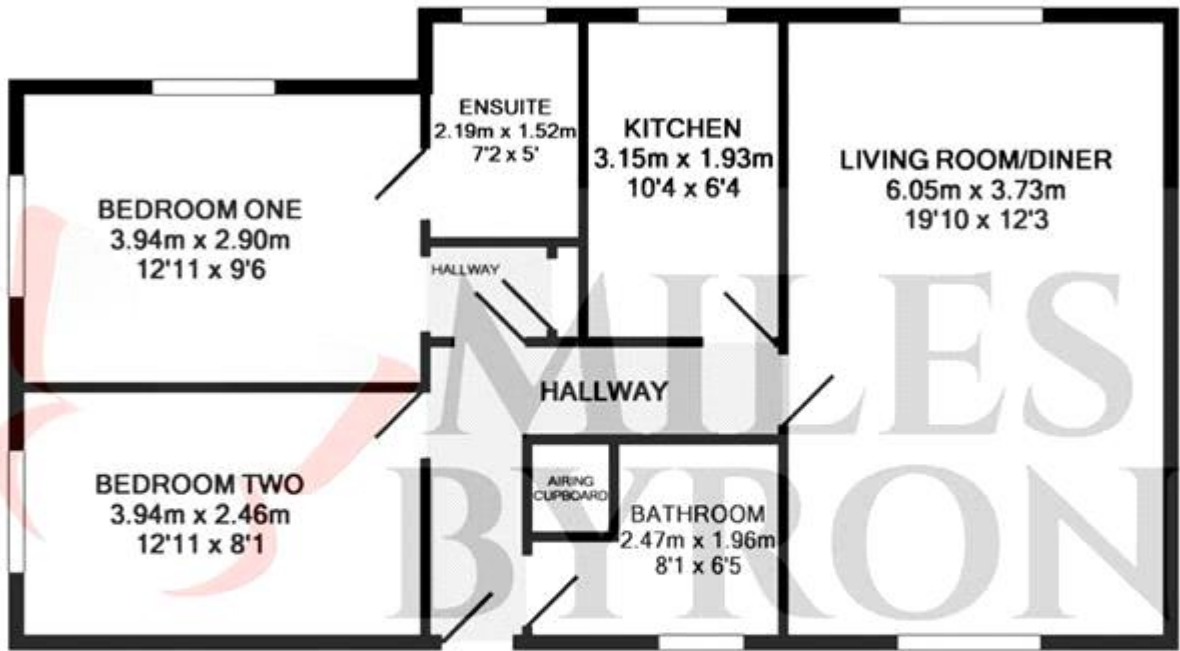
* A Spacious GROUND FLOOR APARTMENT boasting C. 700 SQUARE FEET / 65 SQUARE METERS OF LIVING SPACE * A FANTASTIC FIRST-TIME / INVESTMENT PURCHASE *** LEASE LENGTH - APPROX 138 YEARS REMAINING FROM AN ORIGINAL 155 YEAR LEASE. SERVICE & GROUND RENT CHARGES (COMBINED) ARE LESS THAN £1000 PER ANNUM *** Built by Barratt Homes In C.2006. Attributes include: 2 LARGE DOUBLE BEDROOMS, A SPACIOUS, DUAL ASPECT LIVING / DINING ROOM, SEPARATE KITCHEN, BATHROOM, EN-SUITE + ALLOCATED PARKING SPACE. The deceptively spacious living accommodation briefly comprises: secure communal entrance, apartment entrance hall, two large bedrooms with en-suite shower room to the main bedroom, bathroom and a spacious living/dining room. To fully appreciate, a viewing is highly recommended!

Tenure: Leasehold

BEDROOMS, A SPACIOUS, DUAL ASPECT LIVING / DINING ROOM, SEPARATE KITCHEN, BATHROOM, EN-SUITE + ALLOCATED PARKING SPACE | 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	78
(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.



Viewing by appointment only
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