



Ely Court, Wroughton, Swindon
Offers Over £150,000

GROUND FLOOR APARTMENT WITH PLEASANT VIEWS OVERLOOKING THE REAR COMMUNAL

THE PERFECT FIRST-
TIME/INVESTMENT/RETIREMENT
PURCHASE - 'A READY TO MOVE
INTO' GROUND FLOOR APARTMENT
WITH PLEASANT VIEWS
OVERLOOKING THE REAR
COMMUNAL GARDENS. Beaufort
Place, Ely Court, Wroughton built by
Messrs Linden Homes in
C.2003/2004. Attributes include 2
GENEROUS SIZE BEDROOMS (MAIN
BEDROOM WITH AN EN-SUITE
SHOWER ROOM) & ALLOCATED
PARKING.

MILES BYRON are delighted to offer
For Sale this stylishly presented
apartment located within this sought
after modern, select and quiet
development of Wroughton. The living
accommodation briefly comprises:
secure communal entrance hall,
apartment entrance, two bedrooms, en
-suite shower room to the main
bedroom, bathroom and a great size
living/dining room which in turn can be
found 'open plan' to the kitchen area.
Adjacent to the apartment entrance can
be found a door leading directly to the
communal garden. Other attributes
include: PVCu double glazing and gas
radiator central heating. To fully
appreciate this delightful apartment,
MILES BYRON would highly
recommend confirming your
appointment to view as soon as
possible!

Wroughton is one of the most sought
after villages within the local area,
which can be found located on the
fringes of both Swindon and
Marlborough within Wiltshire. This
delightful village has the most
wonderful community feel good factor
and close proximity to amenities,
superb access to major road links,
reputable primary and secondary
schools and also within a short
commute to Old Town with its many
amenities, cafes & restaurants on
offer, large employers such as

GARDENS. Attributes include 2 GENEROUS SIZE BEDROOMS (MAIN BEDROOM WITH AN EN-SUITE
SHOWER ROOM) & ALLOCATED PARKING. | Leasehold **SOLD**

Nationwide Building Society and Intel
and in addition the Great Western
Hospital.

LEASEHOLD TERMS: 125 YEARS
REMAINING FROM 1ST APRIL 2003
(C.105 YEARS REMAINING). GROUND
RENT - £175.00 PER ANNUM /
£350.00 PER ANNUM FROM 2028.
SERVICE CHARGE C.£1350.00 PER
ANNUM.

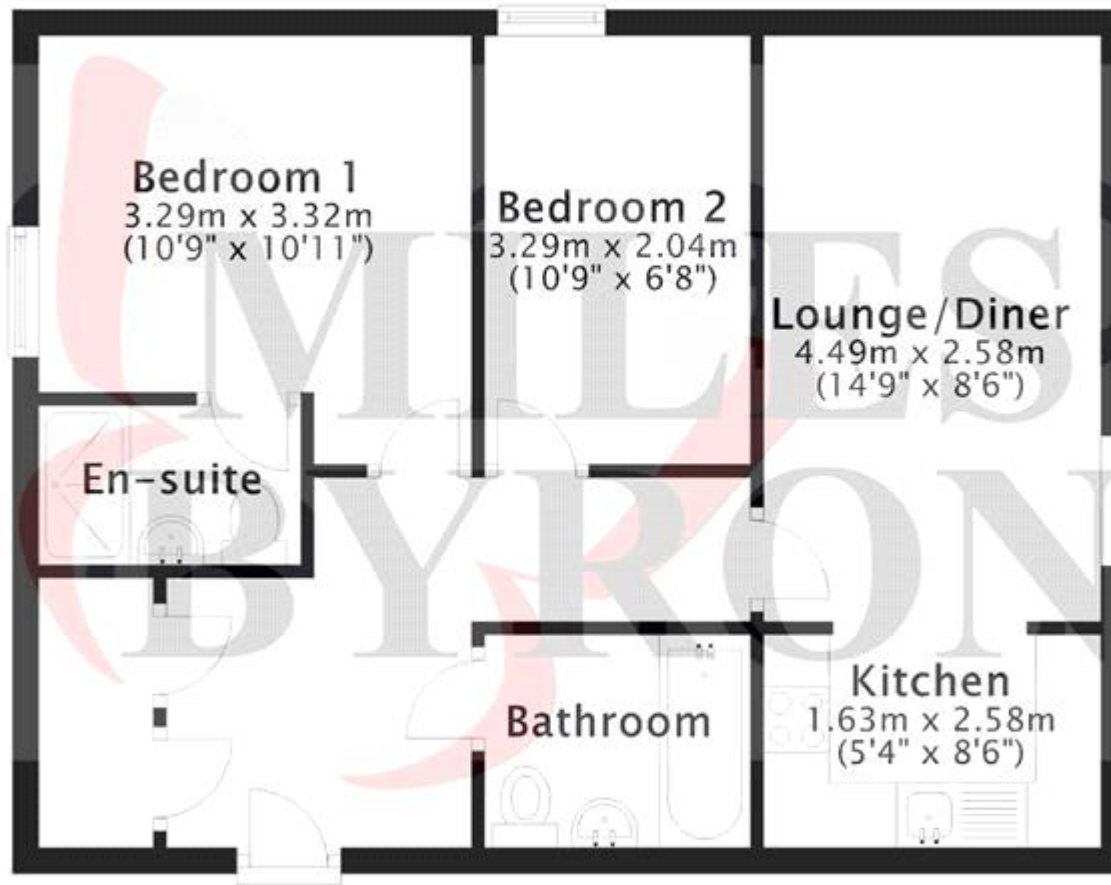
Tenure: Leasehold (105 years)



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.

Ground Floor

Approx. 50.7 sq. metres (545.5 sq. feet)



Total area: approx. 50.7 sq. metres (545.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	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.