



**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)  
Parking options: Off Street

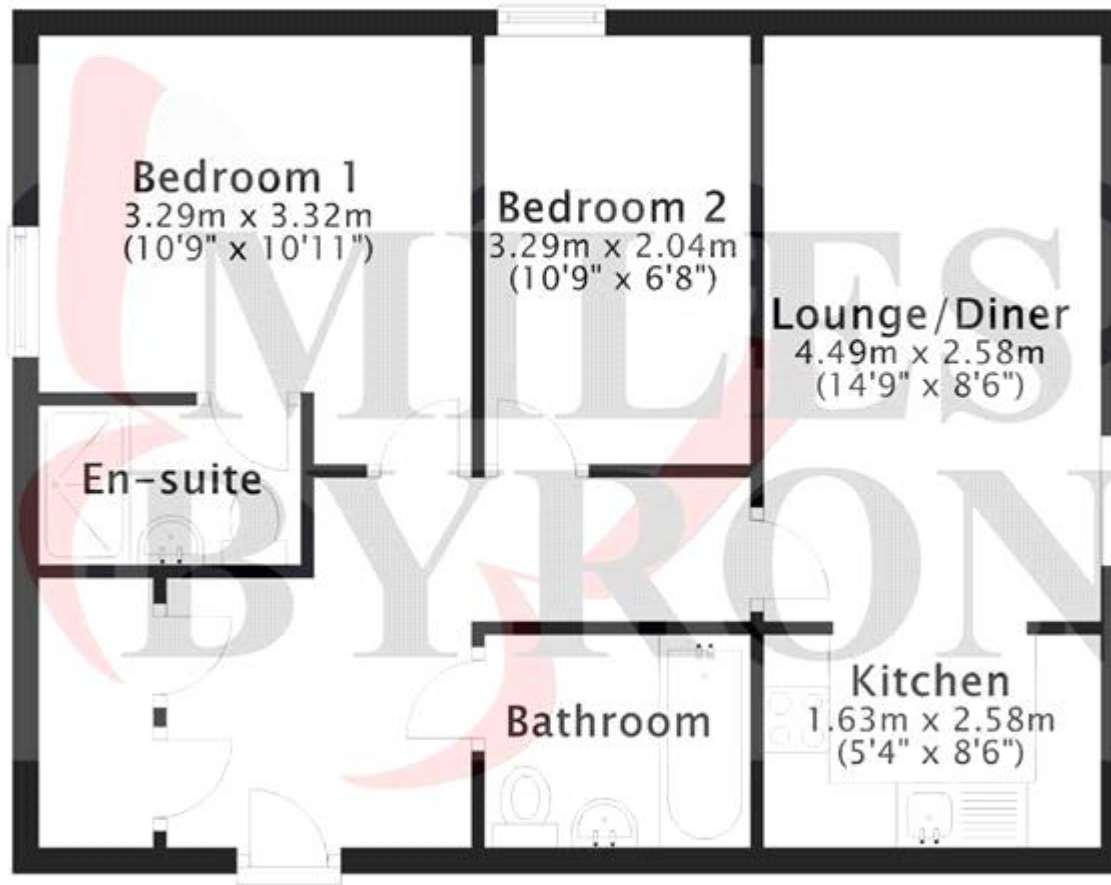




Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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/fitings 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(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.