



**MILES
BYRON**

Wrenswood, Covingham, Swindon
Offers Over £145,000

C.688 SQ FT / 64 SQ METERS OF LIVING ACCOMMODATION * A FIRST FLOOR APARTMENT WITH

Lease Terms: C.£60.00 Per Calendar Month (combined ground rent/service/management charges).
Lease Length Remaining: C. 111 Years.

AN ALLOCATED PARKING SPACE * DESIRABLE COVINGHAM/EAST SWINDON LOCATION * GREATLY IMPROVED BY THE CURRENT HOMEOWNER * THE PERFECT FIRST-TIME/INVESTMENT PURCHASE | Leasehold **SOLD**

* C.688 SQ FT / 64 SQ METERS OF LIVING ACCOMMODATION * A FIRST FLOOR APARTMENT WITH AN ALLOCATED PARKING SPACE * DESIRABLE COVINGHAM/EAST SWINDON LOCATION * GREATLY IMPROVED BY THE CURRENT HOMEOWNER * THE PERFECT FIRST-TIME/INVESTMENT PURCHASE * MILES BYRON are delighted to offer 'For Sale' this stylishly presented and spacious first floor apartment (only four apartments located with in the building). Conveniently located close-by to amenities such as Greenbridge Retail Park, A 24 hour gym, A local supermarket & local reputable schools. In addition this property also provides a short commute to The Great Western Hospital, Junction 15 of the M4 Motorway, the A419 & A420. There are also pleasant, local places close by for a walk with the dog, a run or simply a gentle stroll around Coate Water Country Park. The accommodation briefly comprises 2 BEDROOMS, SPACIOUS 'OPEN PLAN' KITCHEN/DINING ROOM, RE-FITTED & STYLISH BATHROOM SUITE. Attributes include PVCu double glazing & modern wall mounted electric heating system. To fully appreciate this amazing home, we would highly recommend confirming your appointment to view as soon as possible! *** N.B. The homeowner of this delightful property has already found & secured another property to purchase. ***

Tenure: Leasehold (111 years)
£60.00 service/management/ground rent
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.

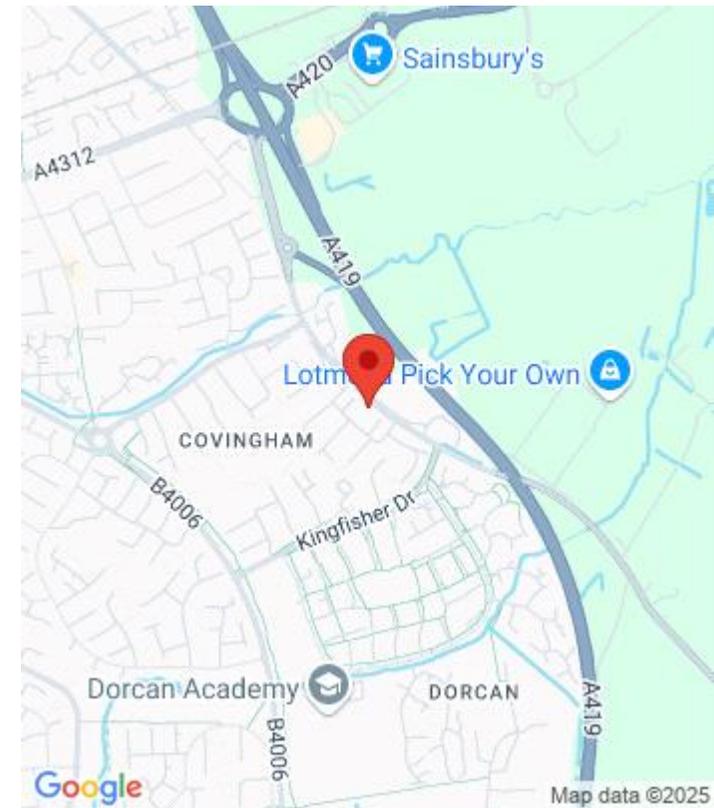
FIRST FLOOR APARTMENT

APPROX. 64.0 SQ. METRES (688.5 SQ. FEET)



TOTAL AREA: APPROX. 64.0 SQ. METRES (688.5 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.