



**York Road, Swindon**  
**Guide Price £130,000**

ALL FIRST-TIME / INVESTMENT BUYERS \*\*\* POPULAR LOCATION \*\*\* CLOSE-BY TO AMENITIES,

\*\*\* ATTENTION: ALL FIRST-TIME /  
INVESTMENT BUYERS \*\*\* POPULAR  
TOWN CENTRE LOCATION \*\*\*  
CONVENIENTLY LOCATED CLOSE-  
BY TO AMENITIES, BUS & TRAIN  
STATION AS WELL AS QUEENS PARK  
& GARDENS \*\*\* MILES BYRON are  
delighted to offer For Sale with NO  
ONWARD CHAIN this REFURBISHED,  
1 LARGE DOUBLE BEDROOM & very  
stylishly presented apartment.  
Attributes include: uPVC double  
glazing and gas radiator central  
heating.

Tenure: Share of Freehold  
Parking options: Off Street

BUS & TRAIN STATION AS WELL AS QUEENS PARK & GARDENS "" NO ONWARD CHAIN "" A  
REFURBISHED, 1 LARGE DOUBLE BEDROOM APARTMENT. | Share of Freehold **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.

# GROUND FLOOR

APPROX. 37.9 SQ. METRES (408.1 SQ. FEET)



TOTAL AREA: APPROX. 37.9 SQ. METRES (408.1 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.



Viewing by appointment only  
**MILES BYRON Real Estate**  
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD  
 Tel: 01793 200 160 Email: [richard@milesbyron.com](mailto:richard@milesbyron.com) Website: [www.milesbyron.com](http://www.milesbyron.com)