



Granica Close, Haydon End, Swindon
Guide Price £170,000

C. 645 SQ FT / 60 SQ METERS OF LIVING SPACE *** NO ONWARD CHAIN *** 2 LARGE DOUBLE

*** ATTENTION: ALL FIRST-TIME/INVESTMENT BUYERS *** C. 645 SQ FT / 60 SQ METERS OF LIVING SPACE *** NO ONWARD CHAIN *** 2 LARGE DOUBLE BEDROOMS (BOTH WITH BUILT-IN WARDROBES) *** ALLOCATED PARKING SPACE *** Lease Length Remaining: C. 232 YEARS. Possibly one of the most impressive GROUND FLOOR APARTMENTS we have had the pleasure of marketing in Haydon End (North Swindon). Close proximity to amenities including the Orbital Retail Park & Shopping Centre as well as superb access to major road links such as the A419, A417, A420 & J.15 of the M4 Motorway. The spacious living accommodation briefly comprises: Secure communal entrance hall, apartment entrance hall, modern shower/wet room, a large dual aspect living/dining room measuring C. 20' X 10' & separate kitchen. Attributes include: PVCu double glazing, gas radiator central heating. To fully appreciate this wonderful home, MILES BYRON would highly recommend confirming your appointment to view as soon as possible!

BEDROOMS (BOTH WITH BUILT-IN WARDROBES) *** ALLOCATED PARKING SPACE ***** Lease Length Remaining: C. 232 YEARS. Attributes include: PVCu double glazing & gas c/h. | Leasehold**

Tenure: Leasehold (232 years)
Ground Rent: £100 per year
Service Charge: £1,863.88 per year

GROUND FLOOR
APPROX. 60.0 SQ. METRES (645.6 SQ. FEET)



TOTAL AREA: APPROX. 60.0 SQ. METRES (645.6 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 PlanItUp.



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	79	79
(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.