



Quarry Road, Old Town, Swindon
Guide Price £180,000

*** A 2 BED GROUND FLOOR MAISONETTE WITH ITS VERY OWN PRIVATE ENTRANCE, GARDEN +

C.155 YEARS REMAINING FROM AN ORIGINAL 160 YEAR LEASE TERM.

GROUND RENT CHARGE - £50.00 P/A

SERVICE CHARGE - C. £203.00 P/A

*** E.P.C. CURRENT RATING (C) ***

*** A MUST VIEW PROPERTY *** THE PERFECT FIRST -TIME / INVESTMENT PURCHASE - A GROUND FLOOR MAISONETTE WITH ITS VERY OWN PRIVATE ENTRANCE, GARDEN + OFF STREET PARKING SPACE *** The Homeowner Has Secured A Property To Purchase Which Has NO ONWARD CHAIN! *** ALLOCATED PARKING SPACE BENEATH CAR PORT *** TWO BEDROOMS *** A REFITTED SHOWER ROOM *** REPLACED UPVC DOUBLE GLAZING AND GAS RADIATOR CENTRAL HEATING *** STYLISHLY PRESENTED THROUGHOUT ***

LOCATED ALONG ONE OF THE MOST SOUGHT AFTER ROADS WITHIN THE OLD TOWN / SOUTH SIDE OF BATH ROAD *** POSITIONED ADJACENT TO THE BEAUTIFUL TOWN GARDENS ***

MILES BYRON are delighted to offer 'For Sale' this stylishly presented starter / down-size style home which can be with the very heart of Old Town. Conveniently located close by to amenities, boutique shops, public houses, local and reputable schools and a stones throw to the Town Gardens.

Tenure: Leasehold (155 years)
Ground Rent: £50 per year
Service Charge: £203.02 per year
CHARGES SHOWN ALSO INCLUDE BUILDING INSURANCE

OFF STREET PARKING SPACE **** The Homeowner Has Secured A Property To Purchase which Has NO ONWARD CHAIN! *** ALLOCATED PARKING SPACE BENEATH CAR PORT *** | Leasehold

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 MAISONNETTE

APPROX. 42.3 SQ. METRES (455.1 SQ. FEET)



TOTAL AREA: APPROX. 42.3 SQ. METRES (455.1 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) A			
(81-91) B			
(69-80) C			
(55-68) D		71	76
(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.



Viewing by appointment only
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