



**Florey Court, Okus, Old Town, Swindon**  
**Guide Price £140,000**

NO ONWARD CHAIN \* ALLOCATED PARKING SPACE \*\*\* TOP/THIRD FLOOR APARTMENT \*\*\* 2

\*\*\* THE PERFECT FIRST-  
TIME/INVESTMENT PURCHASE \*\*\* A  
MUST VIEW HOME \*\*\* NO ONWARD  
CHAIN \*\*\* ALLOCATED PARKING  
SPACE \*\*\* TOP/THIRD FLOOR  
APARTMENT \*\*\* AN ELECTRIC  
UNDER FLOOR HEATING SYSTEM \*\*\*  
2 GOOD SIZE BEDROOMS WITH AN  
EN-SUITE TO THE MAIN BEDROOM  
\*\*\* A RECENTLY REFURBISHED &  
STYLISH BATHROOM \*\*\* SPACIOUS  
LIVING / DINING ROOM WITH  
SEPARATE KITCHEN.

GOOD SIZE BEDROOMS WITH AN EN-SUITE TO THE MAIN BEDROOM \*\*\* A RECENTLY  
REFURBISHED & STYLISH BATHROOM \*\*\* SPACIOUS LIVING / DINING ROOM WITH SEPARATE  
KITCHEN. | Leasehold **SOLD STC**

MILES BYRON are delighted to offer for sale, this beautifully presented apartment, located within this much sought after area of Okus in Old Town.

This property provides superb access to amenities as well as being within a short walk/commute to the Town Gardens

Built by Taylor Wimpey in C. 2006.  
Lease Terms are as follows: C. 130 years remaining on the leasehold, the annual service charge is C. £1,520 and ground rent is C. £206 payable per annum.

Tenure: Leasehold  
Ground Rent: £206 per year  
Service Charge: £1,520 per year



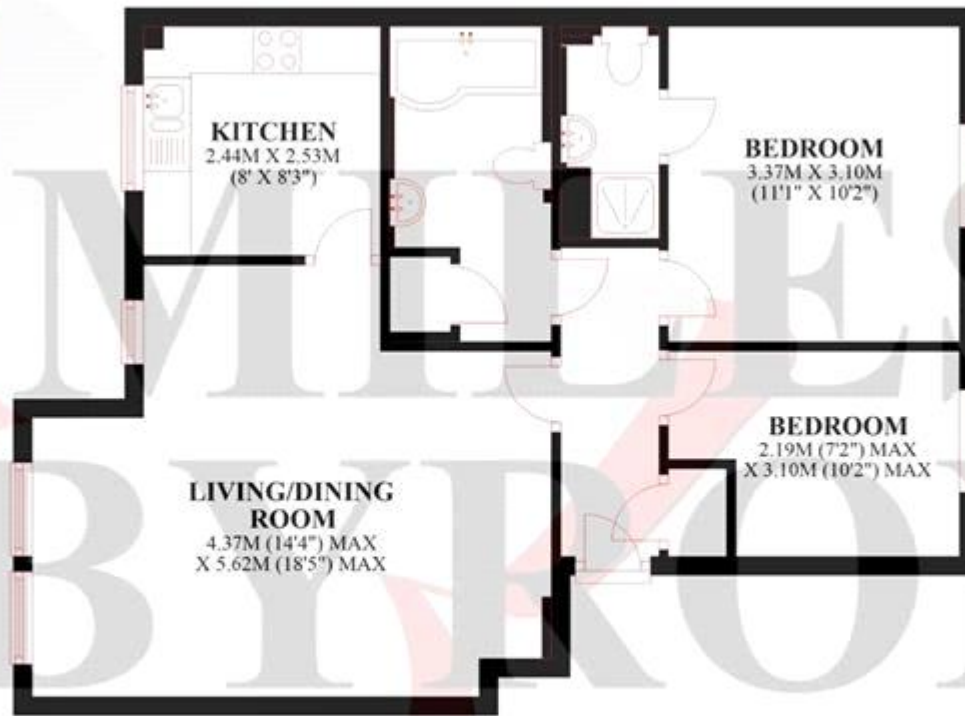


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.



### THIRD / TOP FLOOR APARTMENT

APPROX. 56.7 SQ. METRES (609.9 SQ. FEET)



TOTAL AREA: APPROX. 56.7 SQ. METRES (609.9 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>	75	76
(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.