



The Marlestons, Old Town, Swindon
Guide Price £230,000

*** The Perfect First-Time / Investment Purchase *** Located Along One Of The Most Sought After Roads In Old Town (The Mall). Being SOLD with NO ONWARD CHAIN! Deceptively Spacious & Impressive Living Accommodation Measuring C.1000 SQ FT / 97 SQ METERS Situated Over Two Floors. Attributes Include: A Spacious Landing With Access To A 'Juliet' Style Balcony With Views Over The Marlestanes Courtyard/Crescent, 2 DOUBLE BEDROOMS, En-Suite Shower Room To The Main Bedroom, Large Bathroom, Downstairs W.C., A Spacious Open Plan Living / Dining Room & A Large Reception Hall. Externally There Is Allocated Parking.

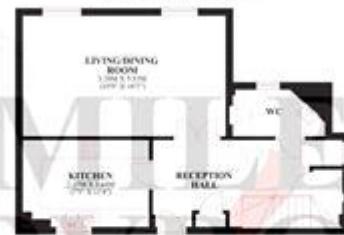
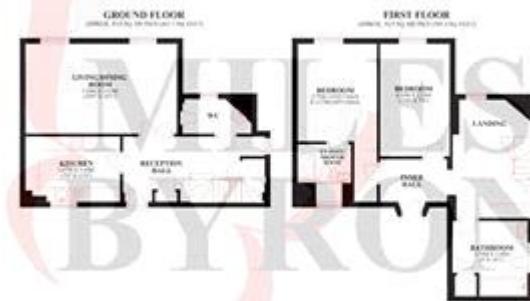
Location: Old Town, Swindon - Conveniently located close by to amenities, boutique shops, public houses, local and reputable schools and a stones throw to the Town Gardens.

Tenure: Leasehold (983 years)
Ground Rent: £0 per year
Service Charge: £1,600 per year
Parking options: Off Street

11 / 97 SQ METERS, 2 DOUBLE BEDROOMS, En-Suite Shower Room To The Main Bedroom, Large Bathroom, Downstairs W.C., A Spacious Living / Dining Room, Allocated Parking | Leasehold **SOLD STC**



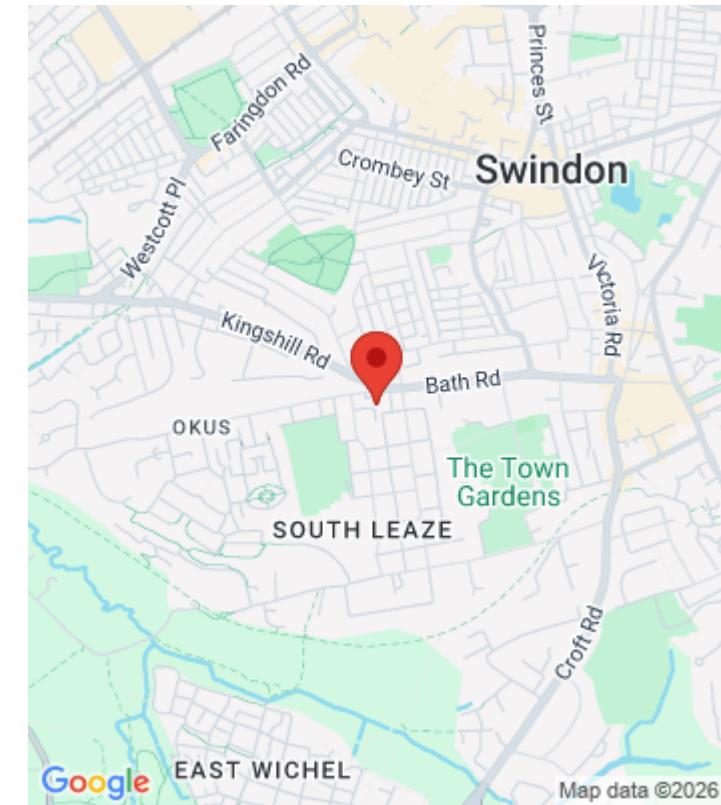
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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



TOTAL AREA: APPROX. 97.5 SQ. METRES (1049.5 SQ. FEET)

All areas used for planning purposes only and not intended to give an accurate description of the property's room sizes. All images and dimensions are approximate and those parts of any dimensions or areas which include a bracket are shared between two or more rooms.

FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C	77	
(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.