



Okus, Old Town, Swindon
Offers Over £115,000

A TOP FLOOR APARTMENT located within the very popular Okus, Old Town area. This apartment

ALL VIEWINGS TO COMMENCE FROM SATURDAY: 30TH MARCH 2024 * The Perfect First-Time / Investment Purchase * MILES BYRON are delighted to offer For Sale this WELL PRESENTED THIRD/TOP FLOOR APARTMENT located within the very popular 'Angel Ridge' development in Okus, Old Town. This apartment provides convenient access to amenities and both the bus/train station and the beautiful Town Gardens can be found within close proximity. Attributes include: uPVC double glazing, gas radiator central heating, kitchen which can be found open plan to the living/dining area with double doors and a Juliet style balcony. The accommodation briefly comprises: Secure communal entrance hall, a spacious hallway, 1 DOUBLE BEDROOM WITH A BUILT-IN DOUBLE WARDROBE + A SPACIOUS BATHROOM. Externally there is secure & allocated off street parking space for c.1 vehicle. To fully appreciate this wonderful home/property, we would highly recommend confirming your appointment to view as soon as possible!

Tenure: Leasehold (108 years)
Ground Rent: £250 per year (reviewed every 25 years)
Service Charge: £2,013.77 per year

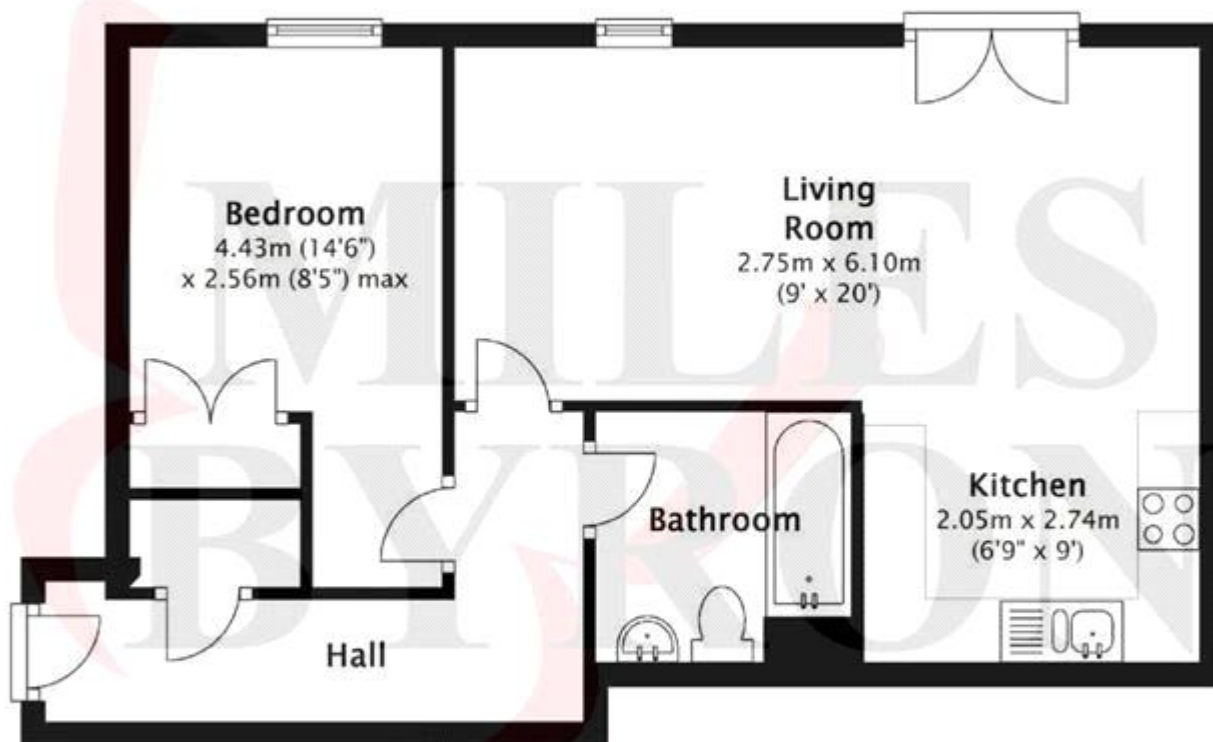
provides convenient access to amenities and both the bus/train station and the beautiful Town Gardens can be found within close proximity. 1 DOUBLE BEDROOM + PARKING | Leasehold



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 Floor

Approx. 45.8 sq. metres (492.5 sq. feet)



Total area: approx. 45.8 sq. metres (492.5 sq. feet)



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