



**Whittingham Drive, Wroughton, Swindon**  
**Guide Price £185,000**

NO ONWARD CHAIN! \*\*\* Built by David Wilson Homes in C.2005. MILES BYRON are delighted to offer

\*\*\* OFFICIAL PROPERTY LAUNCH:  
SUNDAY - 7TH APRIL 2024 \*\*\* Sought  
After Village Living \*\*\* C.830 SQ FT / 77  
SQ METERS OF LIVING SPACE \*\*\*  
Being SOLD with NO ONWARD  
CHAIN! \*\*\* Built By The Highly  
Reputable: David Wilson Homes in  
C.2005. MILES BYRON are delighted  
to offer For Sale this well presented  
and deceptively spacious 2 DOUBLE  
BEDROOM MAISONETTE APARTMENT  
with its very own private entrance.  
Located within the very desirable  
'Alexandra Park' development of  
Wroughton. This amazing FIRST-  
TIME/INVESTMENT property benefits  
from having two generous size  
bedrooms, a spacious bathroom, a  
large 'open plan' kitchen/dining room  
and storage space. Externally there is  
a REAR GARDEN, DRIVEWAY  
PARKING FOR C.2 VEHICLES +  
CARPORT. To fully appreciate this  
delightful property, we would highly  
recommend confirming your  
appointment to view with MILES  
BYRON as soon as possible!

#### Leasehold Terms:

Length Of Length - C.105 Years Of An  
Original 125 Years.  
Service Charge - £1,316.52 Per Annum  
Ground Rent - £125.00 Per Annum

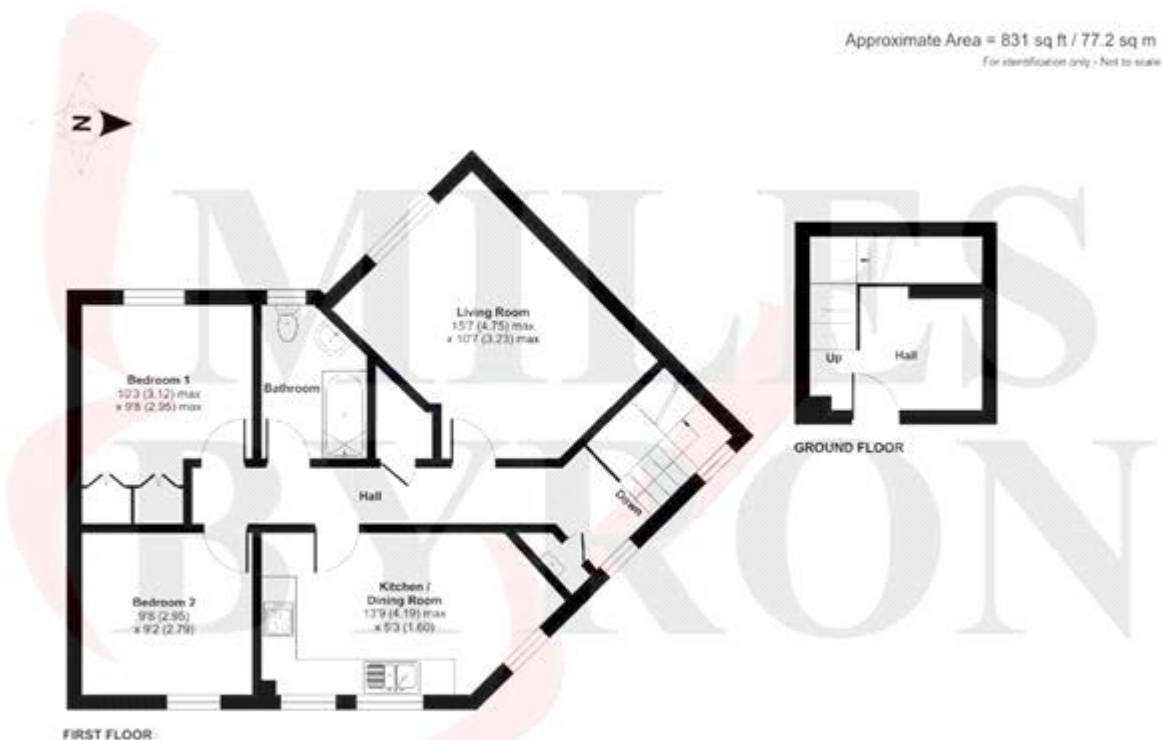
Tenure: Leasehold (105 years)  
Ground Rent: £125 per year  
Service Charge: £1,316.52 per year  
Parking options: Off Street  
Garden details: Private Garden

For Sale this well presented and deceptively spacious 2 DOUBLE BEDROOM MAISONETTE  
APARTMENT with its very own private entrance, rear garden, driveway + carport. | 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.



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>	78	78
(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		
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.