



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:

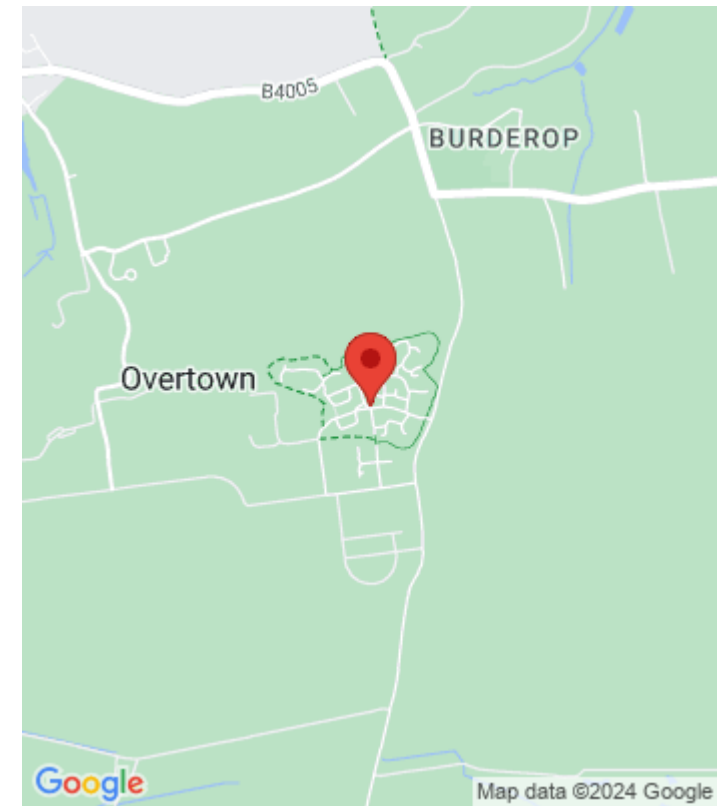
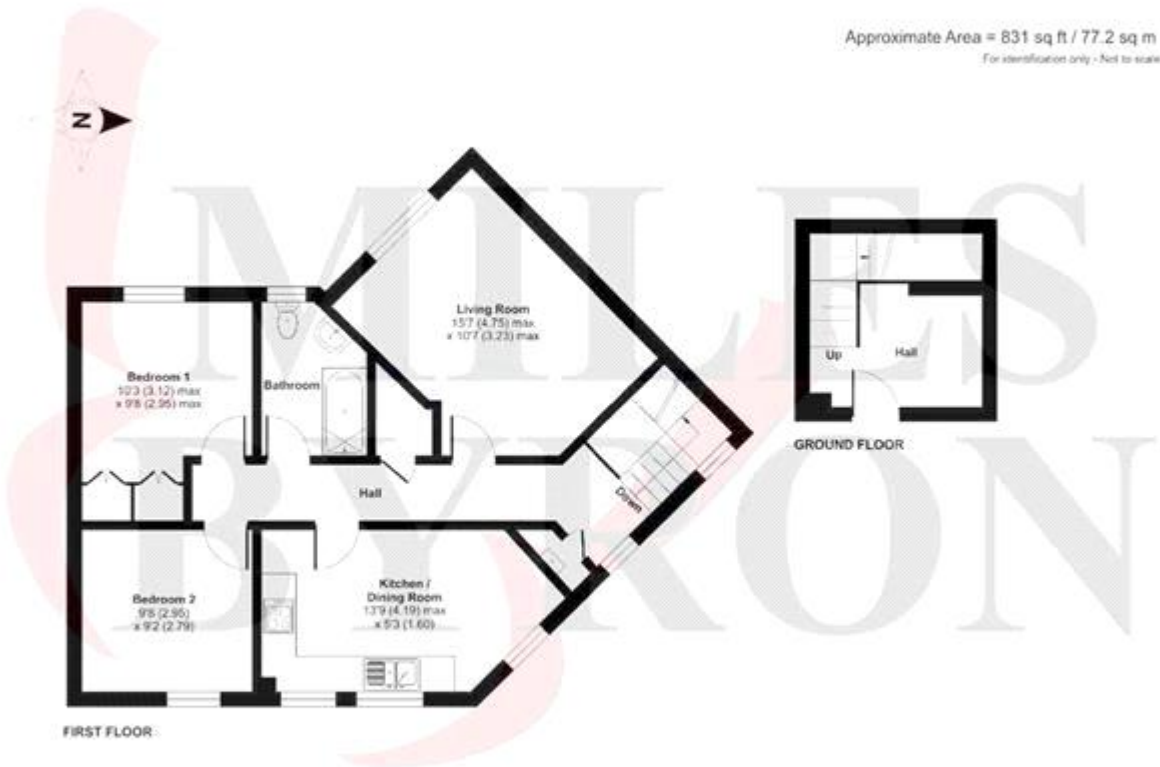
Length Of Length - C.105 Years Of An
Original 125 Years.
Service Charge - £1,316.52 Per Annum
Ground Rent - £125.00 Per Annum

Tenure: Leasehold (105 years)
Ground Rent: £125 per year
Service Charge: £1,316.52 per year

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	78
(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.