



Rose Street, Rodbourne, Swindon
Guide Price £130,000

*** READY TO MOVE INTO *** FREE OF CHAIN! *** A LONG IN LENGTH LEASE TERM - C.962 YEARS

*** READY TO MOVE INTO *** FREE OF CHAIN! *** A LONG IN LENGTH LEASE TERM - C.962 YEARS REMAINING. *** CURRENT E.P.C. RATING (C). The PERFECT first-time/investment purchase boasting: 2 BEDROOMS - MILES BYRON are delighted to offer For Sale this GROUND FLOOR APARTMENT located on the outskirts of the Town Centre which can be located within close proximity to amenities including the Designer Outlet Village & the Steam Railway Museum. This delightful home is also within a short walk to the railway & bus station.

The living accommodation briefly comprises: a large entrance hall, 2 BEDROOMS, a modern bathroom, living room & kitchen. Externally: To the rear of the building there is a selection of parking spaces (unallocated/subject to availability).

*** Based on a buy-to-let/investment purchase, we would estimate a monthly rental value of C.£850 - £875.00 Per Calendar Month. ***

Tenure: Leasehold (962 years)
Service Charge: £1,185.24 per year

REMAINING. The PERFECT first-time/investment purchase boasting 2 BEDROOMS - MILES BYRON are delighted to offer For Sale this GROUND FLOOR APARTMENT | 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/fixings 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.

GROUND FLOOR
APPROX. 51.2 SQ. METRES (550.7 SQ. FEET)



TOTAL AREA: APPROX. 51.2 SQ. METRES (550.7 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	80
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.