



Bradford Road, Old Town, Swindon
Guide Price £170,000

THE PERFECT FIRST-TIME / INVESTMENT PURCHASE *** 'SHOW HOME' CONDITION &

PRESENTATION - A READY TO MOVE INTO HOME! **** HEART OF OLD TOWN LOCATION ****
BALCONY WITH A WESTERLY FACING ASPECT *** SECURE PARKING. | Leasehold **SOLD STC**

C.675 SQ FT / 63 SQ METERS OF LIVING SPACE ** THE PERFECT FIRST-TIME / INVESTMENT PURCHASE *** 'SHOW HOME' CONDITION & PRESENTATION - A READY TO MOVE INTO HOME! *** HEART OF OLD TOWN LOCATION *** BALCONY WITH A WESTERLY FACING ASPECT *** A SECURE AND GATED ALLOCATED PARKING SPACE *** POSSIBLY ONE OF THE MOST STYLISHLY PRESENTED FIRST FLOOR APARTMENTS AVAILABLE TO PURCHASE IN THE LOCAL AREA *** CENTRALLY LOCATED & CLOSE BY TO AMENITIES AND A SHORT STROLL TO THE BEAUTIFUL TOWN GARDENS ***

The impressive and deceptively spacious living accommodation briefly comprises: A secure communal entrance hall, an external storage cupboard measuring C.6ft x 5ft, apartment entrance hall with a large storage cupboard, a modern & stylish kitchen, a spacious bathroom, TWO BEDROOMS (THE MAIN BEDROOM HAS A LARGE FITTED WARDROBE), C.14ft x 13ft living/dining room + a balcony. To fully appreciate this exceptional property, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE!

Leasehold Terms:

Ground Rent: £150.00 Per Annum

Service/Management Charge: C.
£1190 Per Annum

Tenure: Leasehold
Ground Rent: £150 per year
Service Charge: £1,190 per year
Parking options: Off Street



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.

FIRST FLOOR APARTMENT

APPROX. 62.6 SQ. METRES (674.3 SQ. FEET)



TOTAL AREA: APPROX. 62.6 SQ. METRES (674.3 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		87
(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.