



**Villetts House, Old Town, Swindon**  
**£155,000**

NO CHAIN \* C.800 SQ FT / 73 SQ METERS OF EXCEPTIONAL LIVING SPACE \* SECURE GATED

\* NO ONWARD CHAIN \* THE  
PERFECT FIRST TIME PURCHASE \*

\*\*\* C.800 SQ FT / 73 SQ METERS OF  
EXCEPTIONAL LIVING SPACE \*\*\*  
SECURE GATED PARKING SPACE \*\*\*  
SOME PERIOD FEATURES \*\*\* HEART  
OF OLD TOWN LOCATION \*\*\*

MILES BYRON are delighted to offer for  
sale this spacious ONE DOUBLE  
BEDROOM first floor apartment,  
situated in possibly one of Swindons'  
finest Grade II listed buildings!

Conveniently located in the heart of Old  
Town, and just a short walk from the  
many amenities and shops on the  
nearby Wood Street, as well as the  
headquarters of both Nationwide and  
Intel. The accommodation boasts  
many of the original features and  
character, including sash windows to  
all rooms and high ceilings  
throughout.

The apartment comprises: large 21'  
Sitting Room which extends into the  
bay window providing a Dining Area, a  
generous sized Kitchen/Breakfast  
Room, Bathroom with white three  
piece suite and a spacious double  
Bedroom. The property also benefits  
from secure Gated Parking and Entry  
system. The apartment also benefits  
from newly refurbished windows.  
Viewing recommended by the vendors  
Sole Agents.

Leasehold Terms:

Service charge £2900 pa  
Ground rent £150 pa  
Lease 107 years remaining

Council Tax Band: D (Swindon  
Borough Council)  
Tenure: Leasehold (107 years)  
Ground Rent: £150 per year

PARKING SPACE " SOME PERIOD FEATURES " HEART OF OLD TOWN LOCATION " A spacious first  
floor apartment, situated in possibly one of Swindons' finest Grade II Listed buildings. | Leasehold **SOLD**  
**STC**

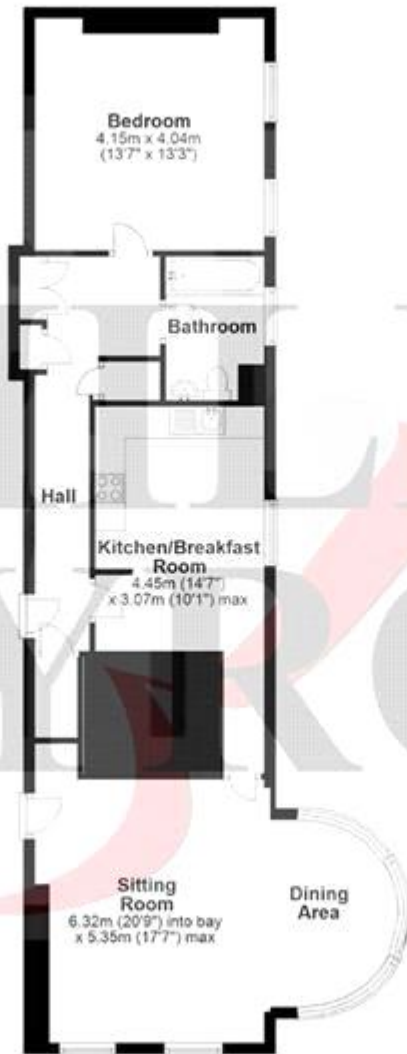
Service Charge: £2,900 per year  
Parking options: Off Street  
Electricity supply: Mains  
Heating: Electric  
Water supply: Mains  
Sewerage: Mains



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

Approx. 73.3 sq. metres (788.5 sq. feet)



Total area: approx. 73.3 sq. metres (788.5 sq. feet)



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>		
(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		
<b>England &amp; Wales</b>		
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.