



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

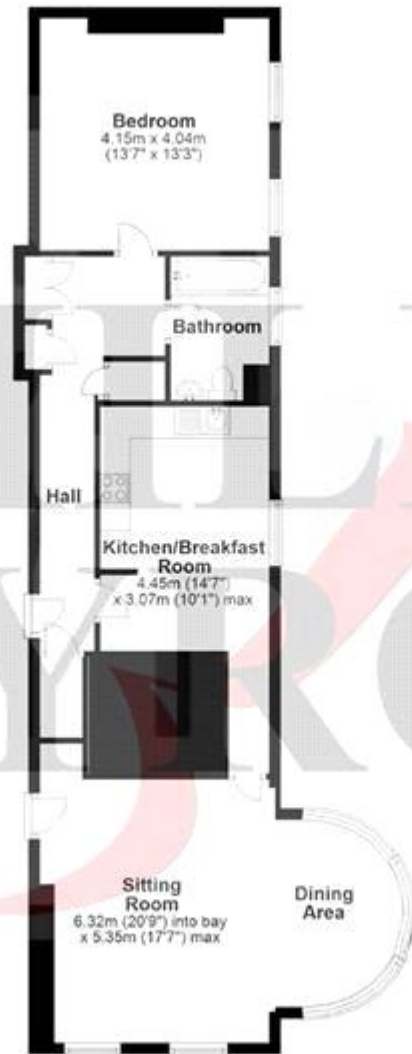
Service Charge: £2,900 per year
Parking options: Off Street
Electricity supply: Mains
Heating: Electric
Water supply: Mains
Sewerage: Mains



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) A		
(81-91) B		
(69-80) C		82
(55-68) D		
(39-54) E	42	
(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.