



**Cowleaze, Ridgeway Farm, Swindon**  
**Guide Price £190,000**

\*\*\* 'SHOW HOME' CONDITION & PRESENTATION \*\*\* A Stunningly Presented & Spacious 2 DOUBLE

\*\*\* INCLUDES A LARGE GARAGE \*\*\*  
'SHOW HOME' CONDITION &  
PRESENTATION \*\*\* Possibly One Of  
The Most Stunningly Presented &  
Spacious 2 DOUBLE BEDROOM  
GROUND FLOOR Apartments We  
Have Ever Seen In West Swindon \*\*\*  
C. 722 Sq Ft / 67 Sq Meters Of Living  
Accommodation + Externally There Is A  
Very Large GARAGE measuring C.21ft  
x 12ft. The accommodation briefly  
comprises: Secure entrance,  
apartment entrance hall with storage  
cupboards, bathroom, 2 DOUBLE  
BEDROOMS, a large living/dining room  
and a stylish fitted kitchen. Attributes  
include: UPVC double glazing & gas  
radiator central heating. This  
exceptional FIRST-TIME /  
INVESTMENT/DOWN-SIZE HOME is  
located within the very popular  
Ridgeway Farm development which  
was built by messrs: Taylor Wimpey  
Homes. This delightful property is  
conveniently located close-by to both  
West & North Swindon amenities,  
reputable primary & secondary  
schools as well as Shaw Forest,  
Lydiard Country Park. Access to major  
road links such as Junction 16 of the  
M4, A419, A420 is also within a short  
commute. To fully appreciate this  
superb property, MILES BYRON would  
highly recommend confirming your  
appointment to VIEW AS SOON AS  
POSSIBLE!

**BEDROOM GROUND FLOOR Apartment \*\*\*\* C. 722 Sq Ft / 67 Sq Meters Of Living Accommodation +  
Externally There Is A Very Large GARAGE measuring C.20ft x 12ft. | Leasehold**

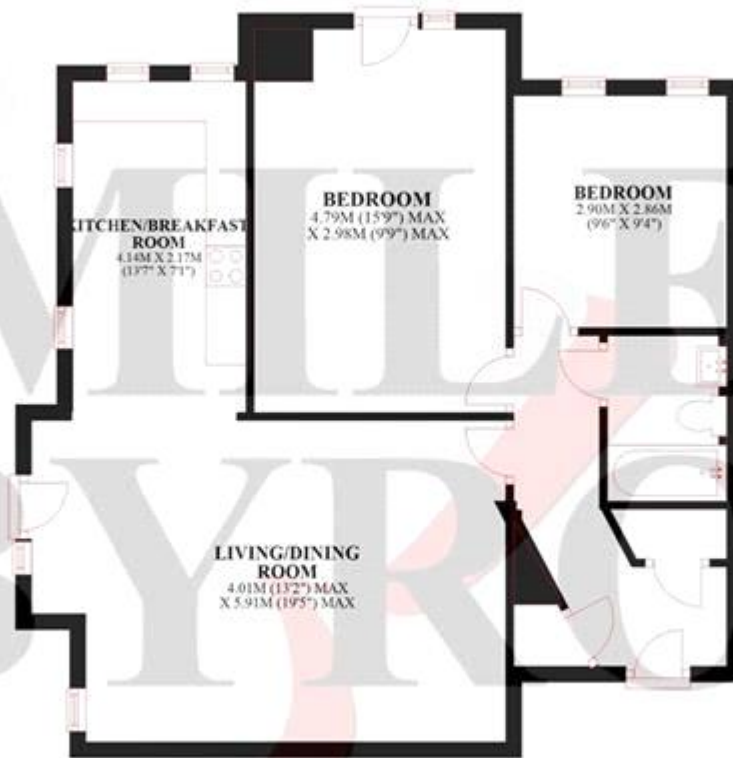
Tenure: Leasehold (119 years)  
Ground Rent: £150 per year  
Service Charge: £1,784.71 per year  
Payments made over 9 months  
(£198.30).





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.

**GROUND FLOOR APARTMENT**  
APPROX. 67.2 SQ. METRES (722.9 SQ. FEET)



**TOTAL AREA: APPROX. 67.2 SQ. METRES (722.9 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) <b>A</b>			
(81-91) <b>B</b>		84	84
(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.



Viewing by appointment only  
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