



**Villetts House, Old Town, Swindon**  
**Guide Price £165,000**

THE PERFECT FIRST TIME PURCHASE \* NO ONWARD CHAIN! \* READY TO MOVE INTO - 'SHOW

\*\*\* THE PERFECT FIRST TIME  
PURCHASE \*\*\*

\*\*\* Offered 'For Sale with NO ONWARD  
CHAIN! \*\*\*

\*\*\* READY TO MOVE INTO - 'SHOW  
HOME' CONDITION &  
PRESENTATION \*\*\* RECENTLY  
REFURBISHED THROUGHOUT \*\*\*  
C.835 SQ FT / 77 SQ METERS OF  
EXCEPTIONAL LIVING SPACE \*\*\*  
SECURE, GATED & ALLOCATED  
PARKING SPACE \*\*\* HEART OF OLD  
TOWN LOCATION \*\*\*

MILES BYRON are delighted to offer for  
sale this spacious TWO DOUBLE  
BEDROOM, GROUND 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. In addition the  
beautiful Town Gardens as well as the  
headquarters of both Nationwide and  
Intel can also be found within close  
proximity. The accommodation boasts:  
character, including sash windows to  
all rooms and high ceilings  
throughout.

The apartment comprises: living room,  
a generous sized Kitchen/Breakfast  
Room (recently refitted), Bathroom with  
white three piece suite + 2 GREAT  
SIZE BEDROOMS. The property also  
benefits from secure Gated Parking.  
To fully appreciate this exceptional  
home, MILES BYRON would highly  
recommend confirming your  
appointment to VIEW AS SOON AS  
POSSIBLE!

Leasehold Terms:

Service charge £2900 pa  
Ground rent £150 pa

HOME CONDITION & PRESENTATION " RECENTLY REFURBISHED THROUGHOUT " C.800SQ FT /  
73 SQ METERS OF EXCEPTIONAL LIVING SPACE \*\*\* SECURE, GATED & ALLOCATED PARKING  
SPACE \*\*\* | Leasehold

Lease 108 years remaining

Tenure: Leasehold (108 years)

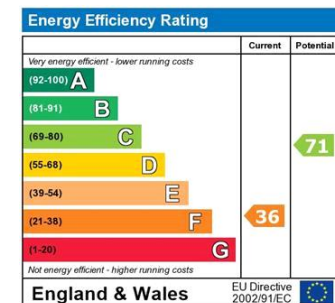
Ground Rent: £150 per year

Service Charge: £2,900 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.



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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