



**Staldon Court, East Wichel, Swindon**  
**£170,000**

NO ONWARD CHAIN \* SOUGHT AFTER LOCATION \* CLOSE PROXIMITY TO AMENITIES \* 2 DOUBLE

\*\*\* THE PERFECT FIRST-  
TIME/INVESTMENT PURCHASE \*\*\*

\*\*\* ORIGINALLY BUILT IN C. 2016 \*\*\*  
C. 660 SQ FT / 62 SQ METERS OF  
LIVING SPACE \*\*\* FIRST FLOOR  
APARTMENT \*\*\* Offered For Sale with  
NO ONWARD CHAIN \*\*\* SOUGHT  
AFTER RESIDENTIAL AREA &  
CENTRALLY LOCATED TO BOTH OLD  
TOWN & THE SOUGHT AFTER  
VILLAGE OF WROUGHTON \*\*\* CLOSE  
PROXIMITY TO AMENITIES \*\*\*  
SUPERB ACCESS TO MAJOR ROAD  
LINKS SUCH AS J.15 OF THE M4  
MOTORWAY, THE GREAT WESTERN  
HOSPITAL & NATIONWIDE HQ \*\*\*  
ATTRIBUTES INCLUDE: 2 DOUBLE  
BEDROOMS (BOTH WITH FITTED  
WARDROBES \*\*\* EN-SUITE SHOWER  
ROOM TO THE MAIN BEDROOM \*\*\* A  
SPACIOUS OPEN PLAN  
LIVING/DINING/KITCHEN AREA \*\*\*  
ADDITIONAL BUILT-IN STORAGE \*\*\*  
ALLOCATED PARKING SPACE +  
ADDITIONAL VISITORS SPACES  
(SUBJECT TO AVAILABILITY) \*\*\* GAS  
RADIATOR CENTRAL HEATING &  
UPVC DOUBLE GLAZING \*\*\*

\*\*\* TO FULLY APPRECIATE THIS  
DELIGHTFUL STARTER HOME, MILES  
BYRON WOULD HIGHLY  
RECOMMEND CONFIRMING YOUR  
APPOINTMENT TO VIEW AS SOON AS  
POSSIBLE \*\*\*

Tenure: Leasehold (115 years)  
Ground Rent: £370 per year  
Service Charge: £1,500 per year  
Parking options: Off Street  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

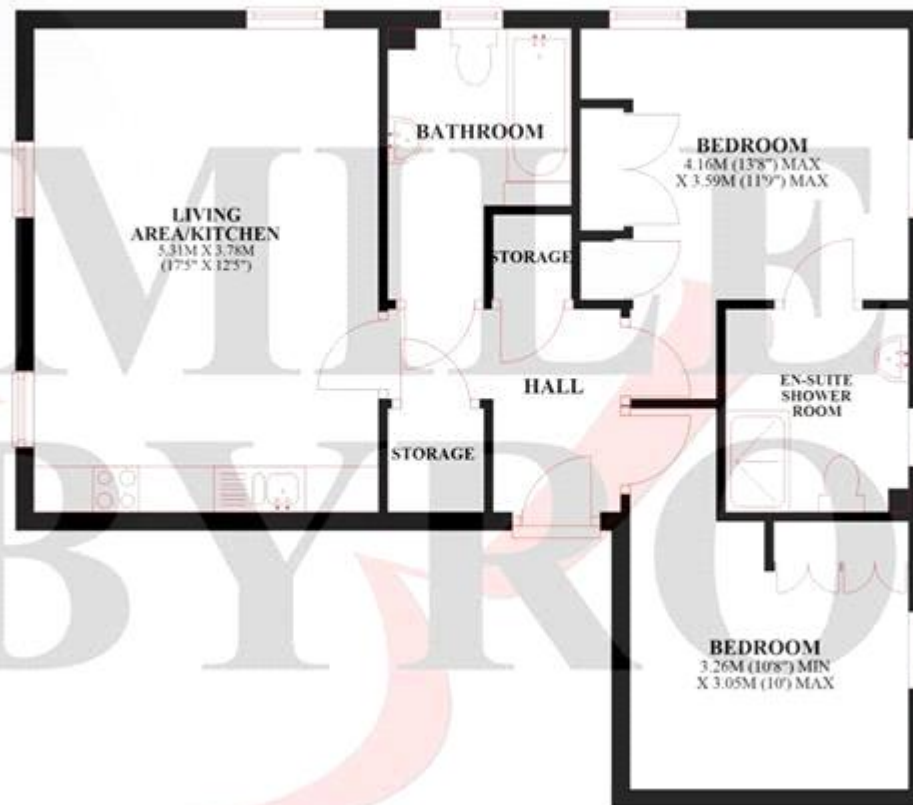
BEDROOMS (BOTH WITH FITTED WARDROBES \* EN-SUITE SHOWER ROOM TO THE MAIN  
BEDROOM \* A SPACIOUS OPEN PLAN LIVING/DINING/KITCHEN AREA \* BUILT-IN STORAGE \*  
ALLOCATED PARKING | Leasehold **SOLD STC**





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. 61.2 SQ. METRES (658.8 SQ. FEET)



TOTAL AREA: APPROX. 61.2 SQ. METRES (658.8 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(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		
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.



Viewing by appointment only  
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