



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 ***

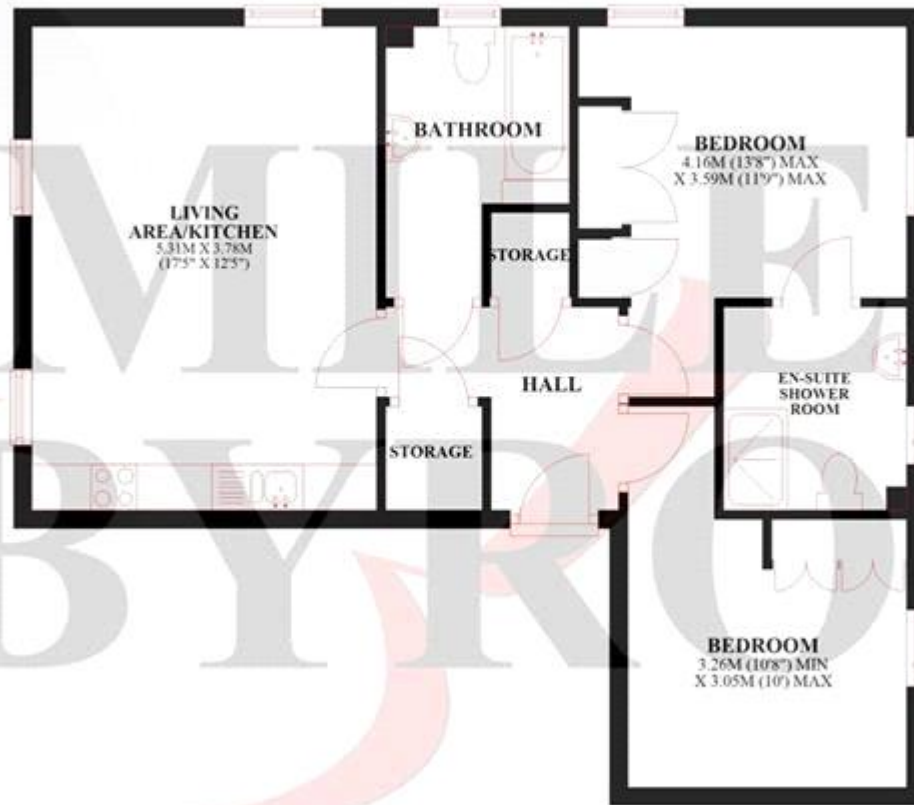
Tenure: Leasehold (115 years)
Ground Rent: £370 per year
Service Charge: £1,500 per year
Parking options: Off Street
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

**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****

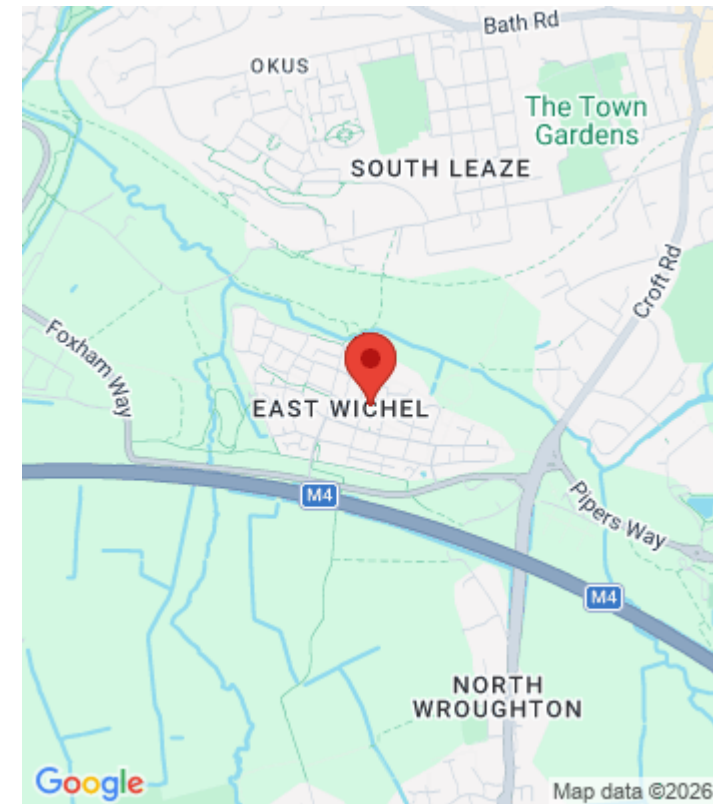


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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-)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(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.



Viewing by appointment only
MILES BYRON Real Estate
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com