



## VILLETTS HOUSE, CRICKLADE STREET, OLD TOWN

**GUIDE PRICE £140,000** Leasehold

\* ONE OF THE MOST IMPRESSIVE ONE BEDROOM APARTMENTS WE HAVE EVER SEEN WITHIN THE SN1 AREA \* FREE OF CHAIN \* THE PERFECT FIRST TIME OR INVESTMENT PURCHASE \* SHOW HOME CONDITION & PRESENTATION \* EXCEPTIONAL LIVING SPACE \* STUNNINGLY PRESENTED THROUGHOUT \* SECURE

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MILES BYRON are delighted to offer for sale this spacious ONE 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, as well as the headquarters of both Nationwide and Intel. The main building itself boasts many of the original features and character plus sash windows to a majority of the rooms and high ceilings throughout providing a light and airy feel.

Leasehold Terms:

Service charge C. £2500 pa  
Ground rent £150 pa  
Lease C. 107 years remaining

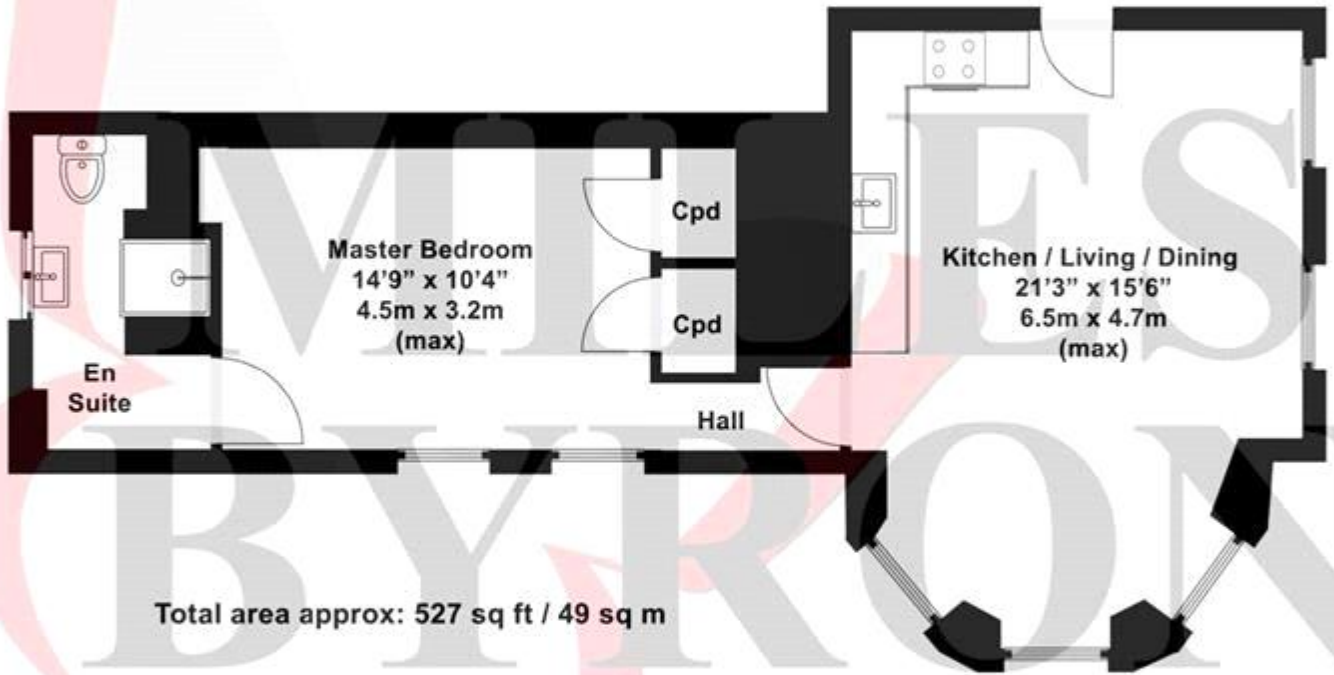
Tenure: Leasehold (106 years)  
Ground Rent: £150 per year  
Service Charge: £2,500 per year  
Parking options: Off Street  
Electricity supply: Mains  
Heating: Electric  
Water supply: Mains  
Sewerage: Mains



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▼ Ground Floor



N.B. Whilst care has been taken with this floor plan to reflect an accurate likeness of the property it should only be used as an approximation for illustrative purposes only, specifically no guarantee is given and all should not be relied on solely as a basis of valuation. Plan not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	<b>26</b>	
<i>Not energy efficient - higher running costs</i>			
<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.



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/fitings 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.