



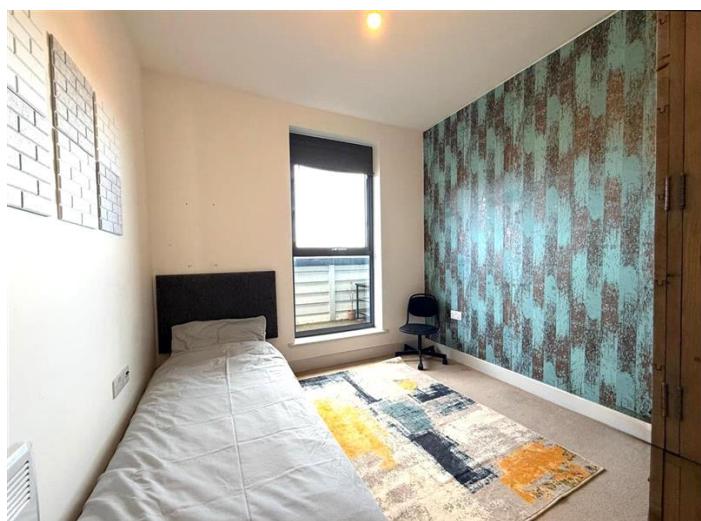
Olympus House, Fire Fly Avenue, Swindon
Offers Over £170,000

*** NO ONWARD CHAIN *** 2
BEDROOMS *** EN-SUITE +
BATHROOM *** TWO BALCONIES ***
AN OPEN PLAN SPACE COMPRISING:
LIVING/DINING/KITCHEN ***
ALLOCATED PARKING SPACE ***
CLOSE PROXIMITY TO AMENITIES ***

OPEN PLAN SPACE COMPRISING: LIVING/DINING/KITCHEN * ALLOCATED PARKING SPACE ***
CLOSE PROXIMITY TO AMENITIES *** The Perfect First-Time / Investment Purchase | Leasehold**

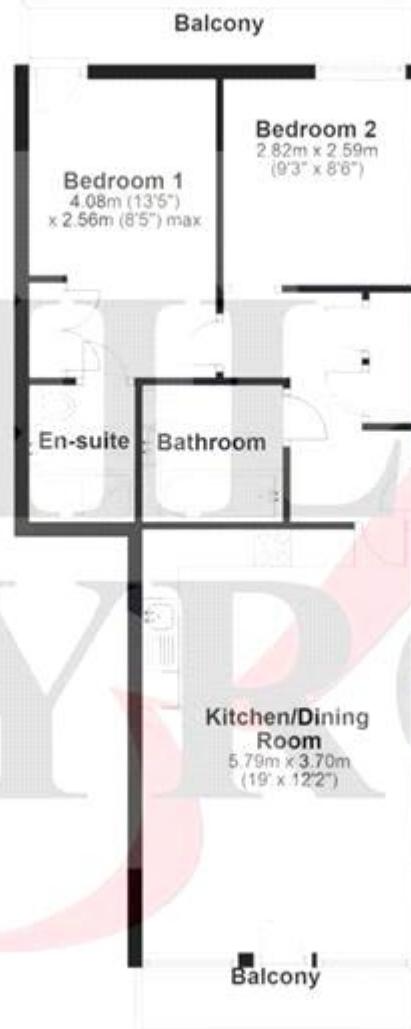
*** The Perfect First-Time / Investment Purchase *** MILES BYRON are delighted to offer For Sale this well presented SECOND/TOP FLOOR APARTMENT located within the Heritage Plaza development in Swindon. Built-in C. 2017 by Messrs: Thomas Homes. Conveniently located within a short walk to the Designer Outlet Village, the Museum, the railway station as well as the Town Centre itself.

Council Tax Band: B (Swindon Borough Council)
Tenure: Leasehold (990 years)
Ground Rent: £380 per year
Service Charge: £1,800 per year
Parking options: Off Street
Garden details: Terrace
Electricity supply: Mains
Heating: Electric
Water supply: Mains
Sewerage: Mains

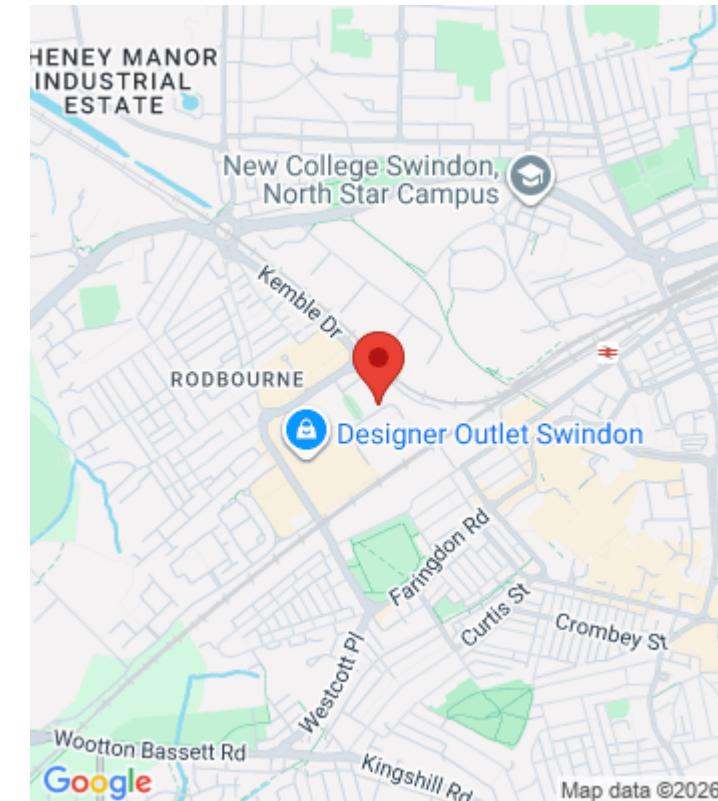


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.

Top Floor
Approx. 53.6 sq. metres (577.1 sq. feet)



Total area: approx. 53.6 sq. metres (577.1 sq. feet)



Map data ©2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-1)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		81	81
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.