



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

NO ONWARD CHAIN \*\*\* 2 BEDROOMS \*\*\* EN-SUITE + BATHROOM \*\*\* TWO BALCONIES \*\*\* AN

\*\*\* 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 \*\*\*

\*\*\* 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

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





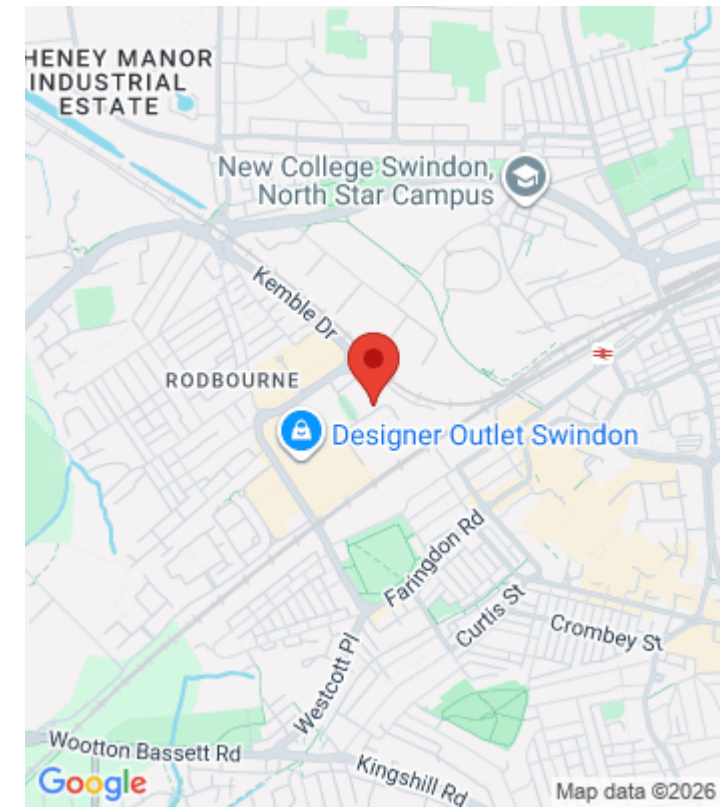
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	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		
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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