



Kimmeridge Court, Ripley Road, Old Town
Offers Over £165,000

HEART OF OLD TOWN LOCATION *** AN EXCLUSIVE & MODERN DEVELOPMENT BUILT BY

*** THE PERFECT FIRST TIME
PURCHASE - A GROUND FLOOR
APARTMENT *** HEART OF OLD
TOWN LOCATION *** AN EXCLUSIVE
& MODERN DEVELOPMENT BUILT BY
MESSRS: TAYLOR WIMPEY HOMES IN
C. 2006 WITH SECURE GATED
ACCESS *** A SHORT WALK TO
AMENITIES & THE BEAUTIFUL TOWN
GARDENS *** UNDERCOVER
ALLOCATED PARKING SPACE *** NO
ONWARD CHAIN *** AN 'OPEN PLAN'
LIVING / KITCHEN SPACE *** 2
DOUBLE BEDROOMS, EN-SUITE
SHOWER ROOM + BATHROOM ***

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

Council Tax Band: C (Swindon
Borough Council)
Tenure: Leasehold (128 years)
Ground Rent: £310 per year
Service Charge: £1,656 per year
Parking options: Off Street
Electricity supply: Mains
Heating: Electric
Water supply: Mains
Sewerage: Mains

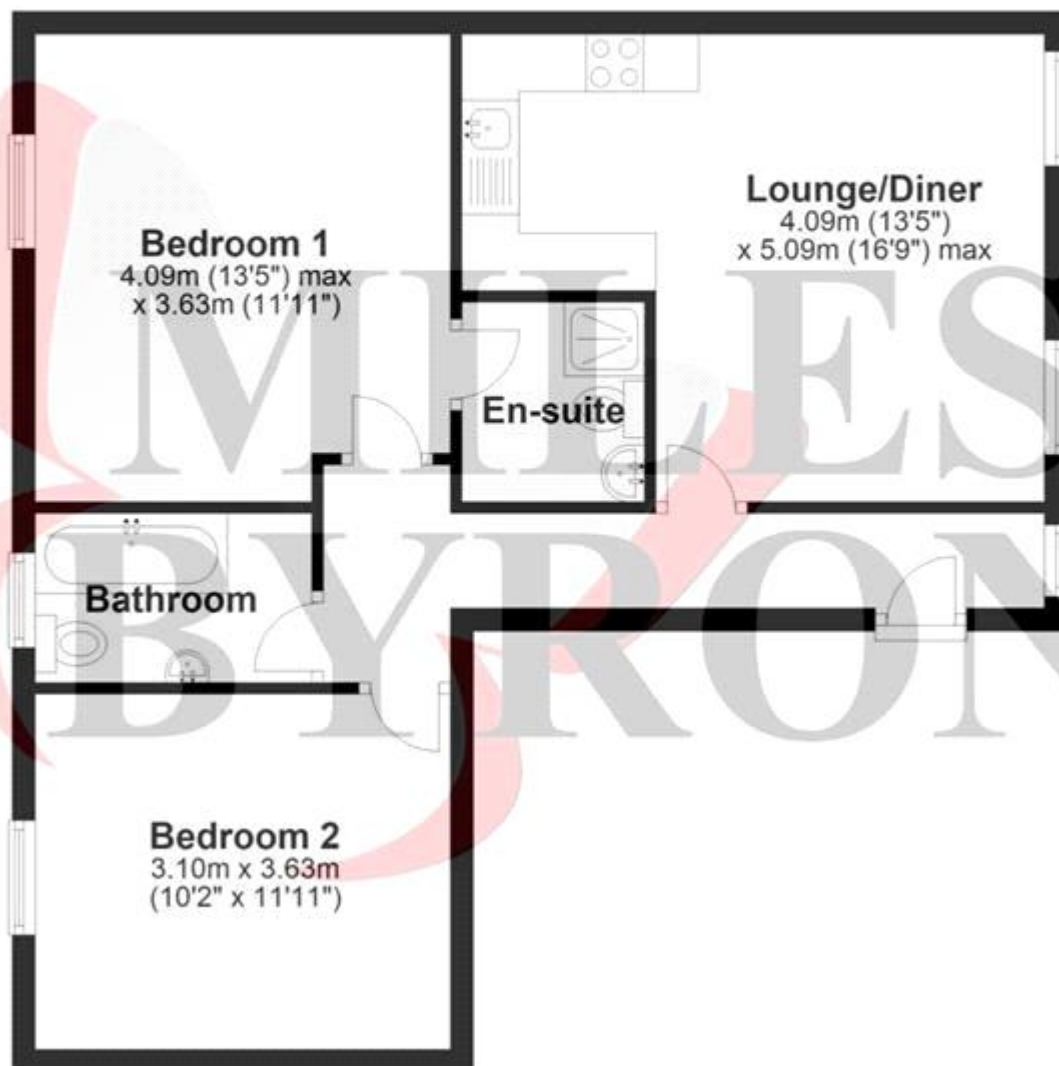
MESSRS: TAYLOR WIMPEY HOMES IN C. 2006 WITH SECURE GATED ACCESS "" A SHORT WALK
TO AMENITIES & THE BEAUTIFUL TOWN GARDENS *** UNDERCOVER ALLOCATED PARKING |
Leasehold



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.

Ground Floor

Approx. 58.0 sq. metres (623.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	78
(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.