



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

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

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

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

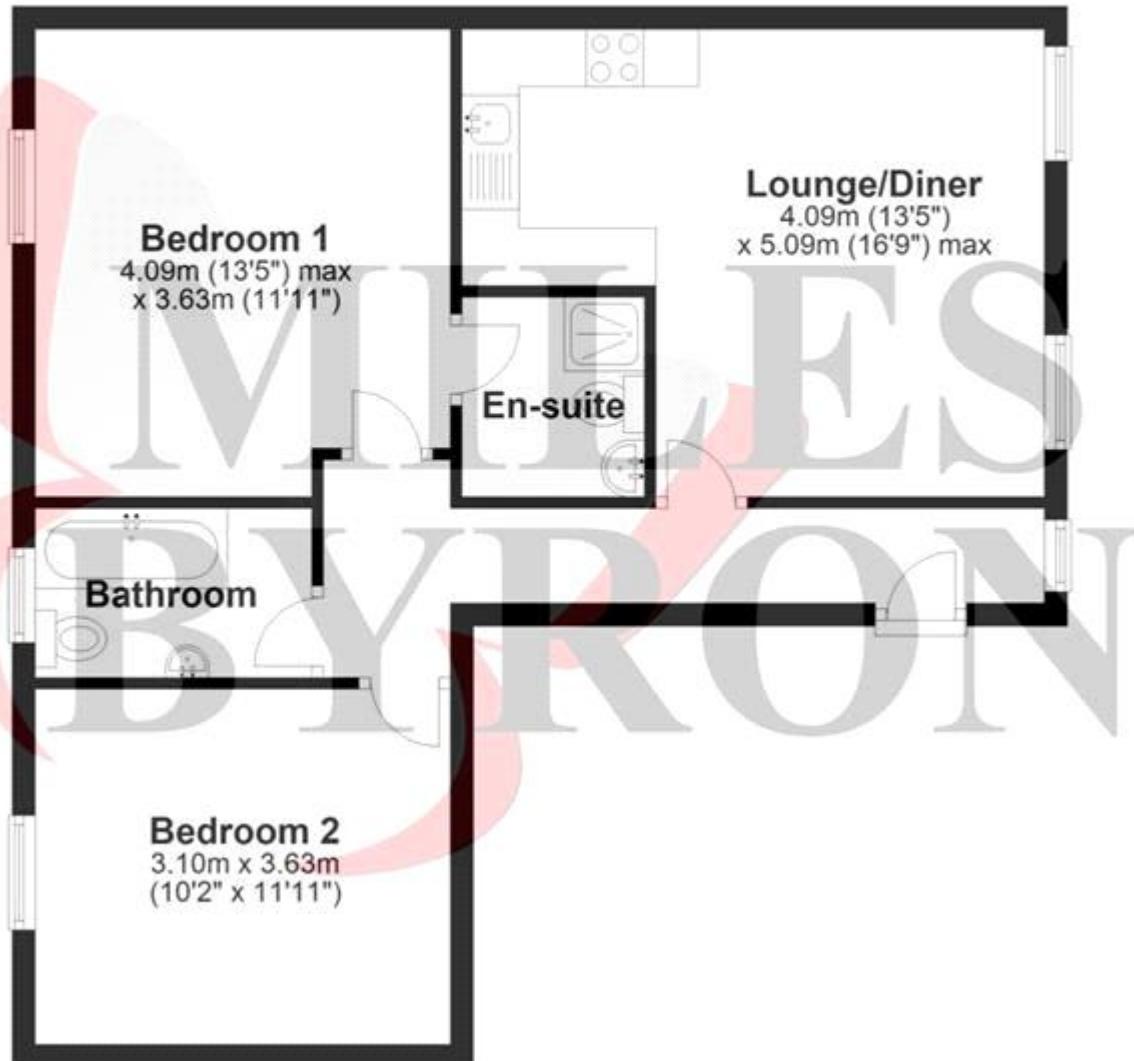
Sewerage: Mains



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			
(92-1)	A		
(81-91)	B		
(69-80)	C	78	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.