



**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

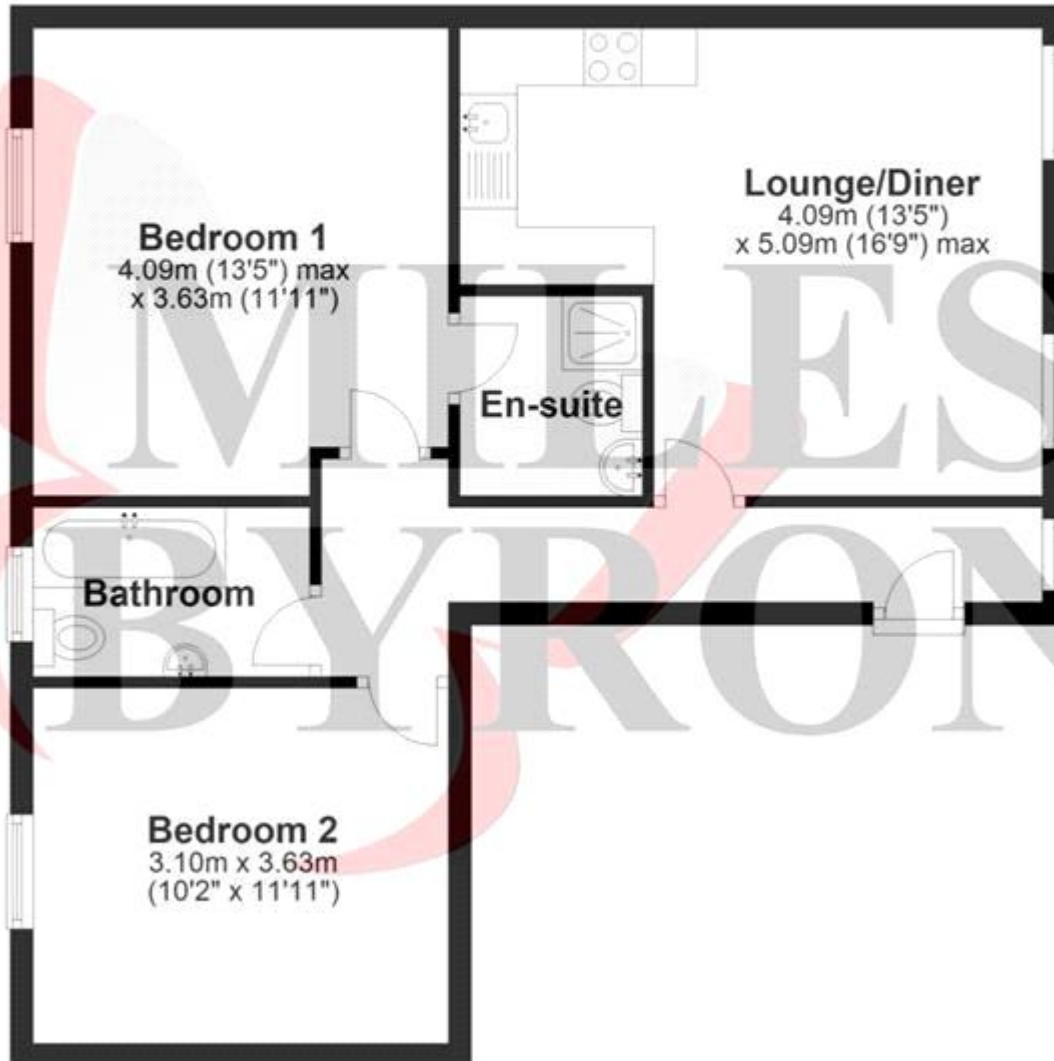
MESSRS: TAYLOR WIMPEY HOMES IN C. 2006 WITH SECURE GATED ACCESS \*\*\* A SHORT WALK  
TO AMENITIES & THE BEAUTIFUL TOWN GARDENS \*\*\* UNDERCOVER ALLOCATED PARKING |  
Leasehold



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-) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.