



**Kimmeridge Court, Ripley Road, Old Town**  
**Offers Over £150,000**

HEART OF OLD TOWN \*\*\* AN EXCLUSIVE & MODERN DEVELOPMENT BUILT BY MESSRS: TAYLOR

\*\*\* THE PERFECT FIRST TIME PURCHASE - A SECOND/TOP 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 \*\*\* ALLOCATED PARKING SPACE \*\*\* NO ONWARD CHAIN \*\*\* AN 'OPEN PLAN' LIVING / KITCHEN SPACE \*\*\* 2 BEDROOMS (1 DOUBLE & 1 SINGLE) + 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

WIMPEY HOMES WITH SECURED GATED ACCESS \*\*\*\* A SHORT WALK TO AMENITIES & THE BEAUTIFUL TOWN GARDENS \*\*\* ALLOCATED PARKING SPACE \*\*\* NO ONWARD CHAIN \*\*\* 2 BEDROOMS + BATHROOM | 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.

**Second Floor**  
 Approx. 57.0 sq. metres (613.4 sq. feet)



Total area: approx. 57.0 sq. metres (613.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	79	79
(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  
 MILES BYRON Real Estate  
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD  
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com