



**Alicia Close, Taw Hill, Swindon**  
**£140,000**

Offered For Sale with NO ONWARD CHAIN \* THE PERFECT FIRST-TIME/INVESTMENT PURCHASE \*

\* Built by Messrs: Taylor Wimpey  
Homes in C. 2007 \* Offered For Sale  
with NO ONWARD CHAIN \* THE  
PERFECT FIRST-TIME/INVESTMENT  
PURCHASE \* C. 575 SQ FT / 53 SQ  
METERS OF LIVING  
ACCOMMODATION \* A MODERN  
BUILT & STYLISHLY PRESENTED  
SECOND/TOP FLOOR APARTMENT  
BOASTING: 2 DOUBLE BEDROOMS \*  
HALLWAY \* BATHROOM \* BUILT-IN  
STORAGE CUPBOARDS \* AN OPEN  
PLAN LIVING SPACE WITH KITCHEN \*  
CLOSE PROXIMITY TO AMENITIES &  
SUPERB ACCESS TO MAJOR ROAD  
LINKS \*\*\* EXTERNALLY: TO THE  
REAR ASPECT THERE IS AN  
ALLOCATED PARKING SPACE FOR  
C.1 VEHICLE + A SELECTION OF  
VISITORS SPACES (SUBJECT TO  
AVAILABILITY).

ATTRIBUTES INCLUDE: UPVC  
DOUBLE GLAZING & GAS RADIATOR  
CENTRAL HEATING.

Leasehold Terms:

Lease Length: C. 231 Years  
Remaining  
Ground Rent: C. £100 Per Annum  
Service/Management Charge C. £1894  
Per Annum

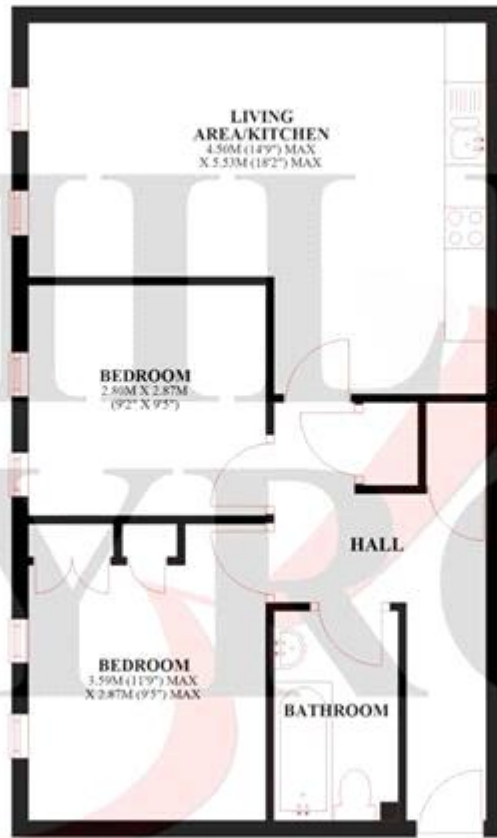
Council Tax Band: C (Swindon  
Borough Council)  
Tenure: Leasehold (231 years)  
Ground Rent: £100 per year  
Service Charge: £1,894 per year  
Parking options: Off Street  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

**C. 575 SQ FT / 53 SQ METERS OF LIVING ACCOMMODATION \* A MODERN BUILT & STYLISHLY  
PRESENTED SECOND/TOP FLOOR APARTMENT BOASTING: 2 DOUBLE BEDROOMS &  
ALLOCATED PARKING | Leasehold **SOLD STC****

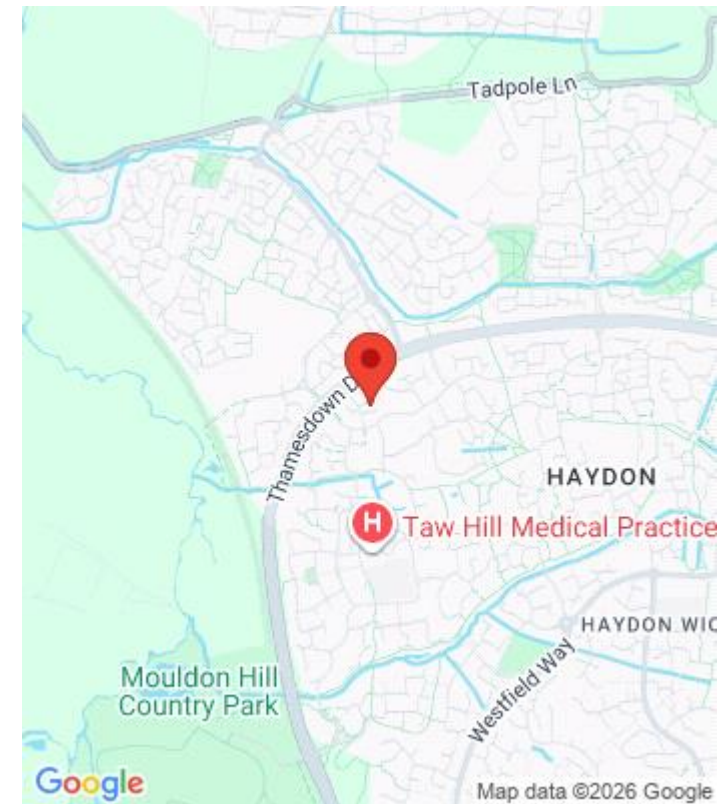


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 53.5 SQ. METRES (575.9 SQ. FEET)



TOTAL AREA: APPROX. 53.5 SQ. METRES (575.9 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>	<b>79</b>	<b>79</b>
(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.