



Alicia Close, Taw Hill, Swindon
Guide Price £150,000

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

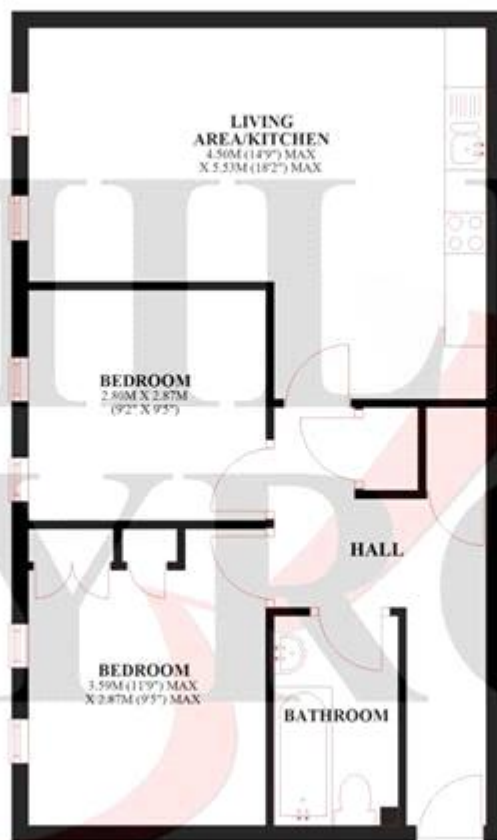
C. 575 SQ FT / 53 SQ METERS OF LIVING ACCOMMODATION * A MODERN BUILT & STYLISHLY
PRESENTED SECOND/TOP FLOOR APARTMENT BOASTING: 2 DOUBLE BEDROOMS &
ALLOCATED PARKING | Leasehold



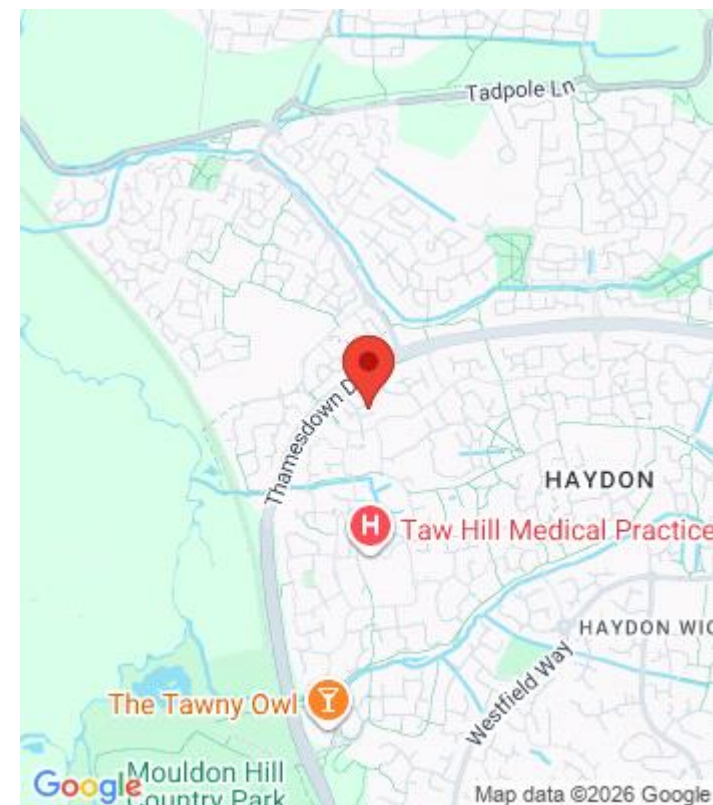
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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-)	A	
(81-91)	B	
(69-80)	C	
(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.