



## **ST. ANDREWS COURT, WROUGHTON, SOLD STC SWINDON**

**OFFERS OVER £170,000** Leasehold

A GROUND FLOOR APARTMENT LOCATED WITHIN THE DESIRABLE VILLAGE OF WROUGHTON \*\*\* ATTRIBUTES INCLUDE: 2 DOUBLE BEDROOMS, A MODERN, SPACIOUS & VERY STYLISH SHOWER ROOM, A LARGE OPEN PLAN KITCHEN/DINING ROOM, A SPACIOUS LIVING ROOM WITH ACCESS TO THE COMMUNAL REAR GARDEN

\*\*\* BEING SOLD WITH NO ONWARD CHAIN \*\*\*

\*\*\* C. 790 SQ FT / 73 SQ METERS OF LIVING ACCOMMODATION \*\*\*

A DECEPTIVELY SPACIOUS & A VERY WELL PRESENTED GROUND FLOOR APARTMENT LOCATED WITHIN THE DESIRABLE VILLAGE OF WROUGHTON \*\*\* ATTRIBUTES INCLUDE: 2 DOUBLE BEDROOMS, A MODERN, SPACIOUS & VERY STYLISH SHOWER ROOM, A LARGE OPEN PLAN KITCHEN/DINING ROOM, A SPACIOUS LIVING ROOM WITH ACCESS TO A COMMUNAL REAR GARDEN BOASTING A SOUTH FACING ASPECT + THE USE OF A GARAGE (OPTIONAL - SUBJECT TO A C. £50.00 CHARGE PER CALENDAR MONTH).

AGENTS NOTE: THE CURRENT LENGTH OF THE LEASE IS CURRENTLY C. 80 YEARS REMAINING HOWEVER THE OWNER IS CURRENTLY IN THE PROCESS OF EXTENDING THE LENGTH OF THE LEASE DIRECTLY WITH THE MANAGEMENT COMPANY.

Wroughton: Providing easy access to local amenities, as well as the very popular Old Town area. It is also close by to reputable schools, major road links such as Junction 15 & 16 of the M4 Motorway, the Great Western Hospital and large corporate businesses such as Nationwide Headquarters, Intel & Amazon. To fully appreciate this delightful home, we would highly recommend confirming your appointment to view as soon as possible!

Council Tax Band: A (Swindon Borough Council)

Tenure: Leasehold

Ground Rent: £10 per year

Service Charge: £800 per year

Garden details: Communal Garden, Private Garden

Electricity supply: Mains

Heating: Electric

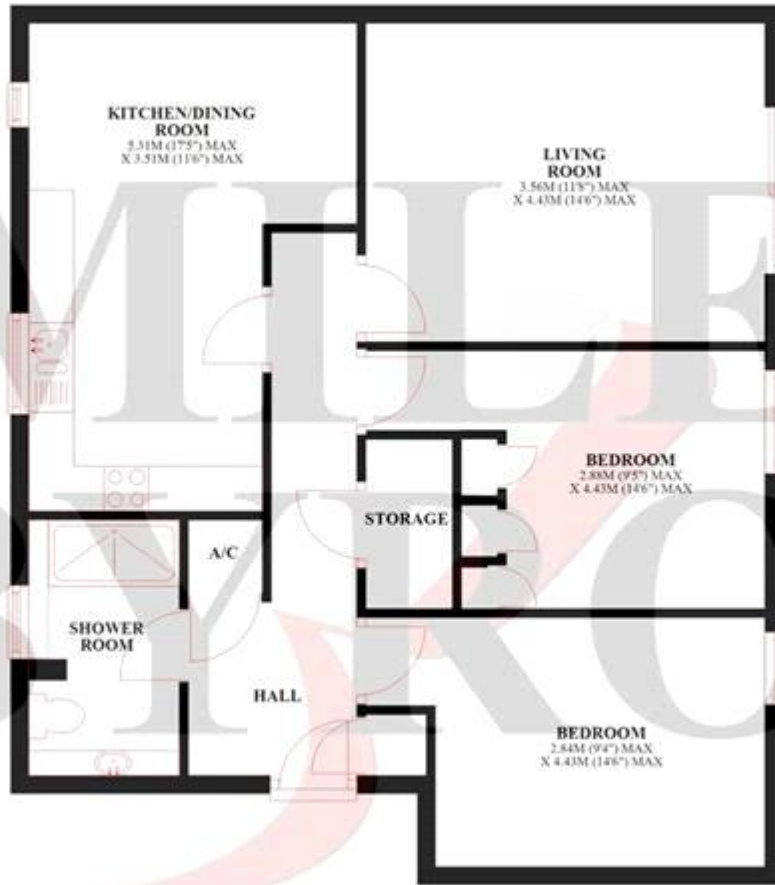
Water supply: Mains

Sewerage: Mains



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**GROUND FLOOR**  
APPROX. 73.3 SQ. METRES (788.9 SQ. FEET)



**TOTAL AREA: APPROX. 73.3 SQ. METRES (788.9 SQ. FEET)**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<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.



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.