



**Victoria Road, Old Town, Swindon**  
**£150,000**

2 BEDROOMS, shower room, a spacious open plan living area with a modern kitchen boasting integrated

\* A MUST VIEW PROPERTY \* NO  
ONWARD CHAIN \* A Fantastic First-  
Time/Investment Purchase \*  
ALLOCATED PARKING SPACE \*  
Estimated /Achievable Rental Income  
Of £1000/£1100 Per Calendar Month

MILES BYRON are delighted to offer  
For Sale this stylishly presented  
apartment located within the Exclusive  
development and building of ONE-  
FIFTY. This apartment is located within  
the desirable residential area of Old  
Town and within a short walk to  
amenities and both the bus and train  
station. Attributes include: uPVC  
double glazing, under floor electric  
heating with individual/isolated  
thermostats in each room. The 'READY  
TO MOVE INTO' living accommodation  
briefly comprises: Secure entrance  
hall, 2 BEDROOMS, shower room, a  
spacious, light and airy open plan  
living area with a modern kitchen  
boasting integrated appliances such  
as oven, hob, slim-line dishwasher  
and fridge freezer. In addition there are  
double doors leading from the open  
plan living area to a BALCONY which  
benefits from having a SOUTH  
(SUNNY) FACING ASPECT.

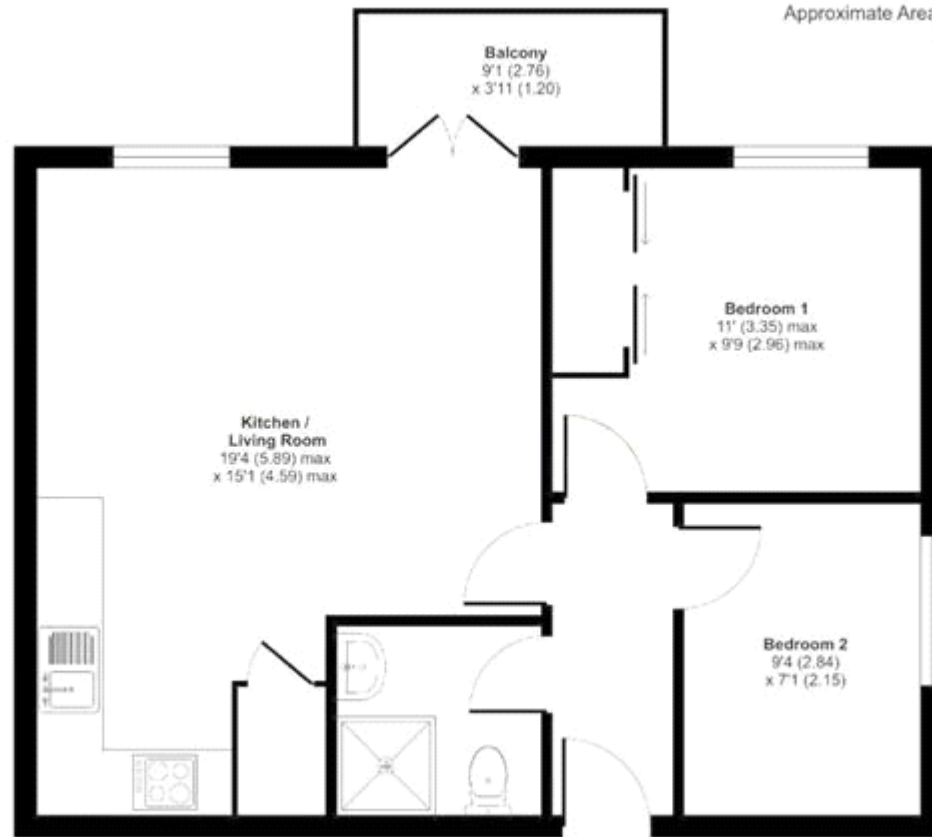
To fully appreciate this wonderful  
home, MILES BYRON would highly  
recommend confirming your  
appointment to VIEW AS SOON AS  
POSSIBLE.

Council Tax Band: C (Swindon  
Borough Council)  
Tenure: Leasehold (115 years)  
Ground Rent: £250 per year  
Service Charge: £2,044.88 per year  
Parking options: Off Street  
Electricity supply: Mains  
Heating: Electric  
Water supply: Mains  
Sewerage: Mains  
Accessibility measures: Lift access

appliances. In addition there are double doors leading from the open plan living area to a BALCONY which  
benefits from having a SOUTH FACING ASPECT. | 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.



Approximate Area = 510 sq ft / 47.3 sq m

For identification only - Not to scale

THIRD FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	68
(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  
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