



**Haskins House, Beckett Strand, Swindon**  
**Offers Over £165,000**

\*\*\* NO CHAIN \*\*\* SHOW HOME PRESENTATION - A TOP FLOOR APARTMENT BOASTING: A GREAT

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

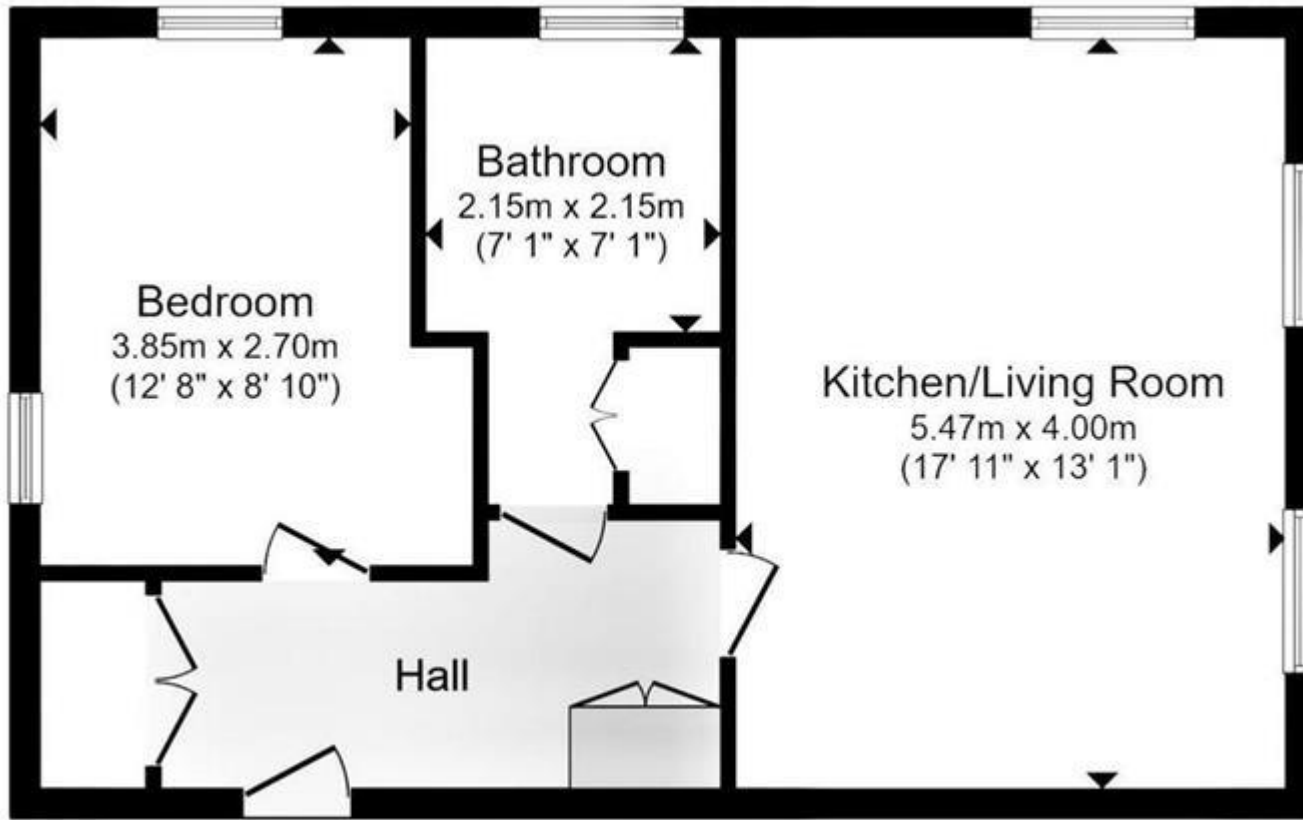
SIZE HALLWAY WITH BUILT IN STORAGE, A SPACIOUS DOUBLE BEDROOM, A LARGE BATHROOM, AN OPEN PLAN , LIGHT & AIRY LIVING /DINING /KITCHEN AREA | Leasehold **SOLD STC**

\*\*\* A MUST VIEW HOME \*\*\* THE PERFECT FIRST-TIME/INVESTMENT PURCHASE \*\*\* SHOW HOME PRESENTATION - A STYLISHLY PRESENTED THIRD/ TOP FLOOR APARTMENT BOASTING: A GREAT SIZE HALLWAY WITH BUILT IN STORAGE, A SPACIOUS DOUBLE BEDROOM WITH A FITTED WARDROBE, A LARGE BATHROOM WITH A LARGE STORAGE CUPBOARD, AN OPEN PLAN , LIGHT AND AIRY LIVING /DINING /KITCHEN AREA \*\*\* OTHER ATTRIBUTES INCLUDE: GAS RADIATOR CENTRAL HEATING & UPVC DOUBLE GLAZING \*\*\* ALLOCATED PARKING SPACE \*\*\* REMAINING N.H.B.C. WARRANTY \*\*\*

Council Tax Band: B (Swindon Borough Council)  
Tenure: Leasehold (994 years)  
Ground Rent: £0 per year  
Service Charge: £1,050 per year  
Parking options: Off Street  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains



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.



Total floor area 49.5 sq.m. (533 sq.ft.) approx



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	83	83
(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  
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