



## **CRICKLADE STREET, OLD TOWN, SWINDON**

**SOLD STC**

**GUIDE PRICE £155,000** Leasehold

Conveniently located in the heart of Old Town, and just a short walk from the many amenities and shops on the nearby Wood Street, as well as the headquarters of both Nationwide and Intel and within close proximity to Lawn Woods, Lakeside and the beautiful Town Gardens.

\* NO ONWARD CHAIN \* THE PERFECT FIRST TIME PURCHASE \*

\*\*\* C.570 SQ FT / 53 SQ METERS OF EXCEPTIONAL & STYLISH LIVING SPACE \*\*\* ALLOCATED PARKING SPACE WITH SECURE GATED ACCESS \*\*\* SOME PERIOD FEATURES \*\*\* HEART OF OLD TOWN LOCATION WITH AMENITIES ON THE DOOR STEP \*\*\*

MILES BYRON are delighted to offer for sale this spacious ONE DOUBLE BEDROOM first floor apartment, situated in possibly one of Swindons' finest Grade II listed buildings!

Conveniently located in the heart of Old Town, and just a short walk from the many amenities and shops on the nearby Wood Street, as well as the headquarters of both Nationwide and Intel and within close proximity to Lawn Woods, Lakeside and the beautiful Town Gardens. The accommodation boasts many of the original features and character, including sash windows (with the added addition to secondary double glazing panels to rooms and high ceilings throughout.

The apartment comprises: A spacious 15ft x 15ft living room which extends into the bay window providing a dining area, a separate, kitchen/breakfast room, shower room with white three piece suite and a spacious double bedroom with fitted wardrobes and a the most beautiful view of Christ Church in the distance. The property also benefits from secure Gated Parking and Entry system. The apartment also benefits from newly refurbished windows. Viewing recommended by the vendors Sole Agents.

Leasehold Terms:

Service charge £2900 pa  
Ground rent £150 pa  
Lease 106 years remaining

Council Tax Band: D (Swindon Borough Council)

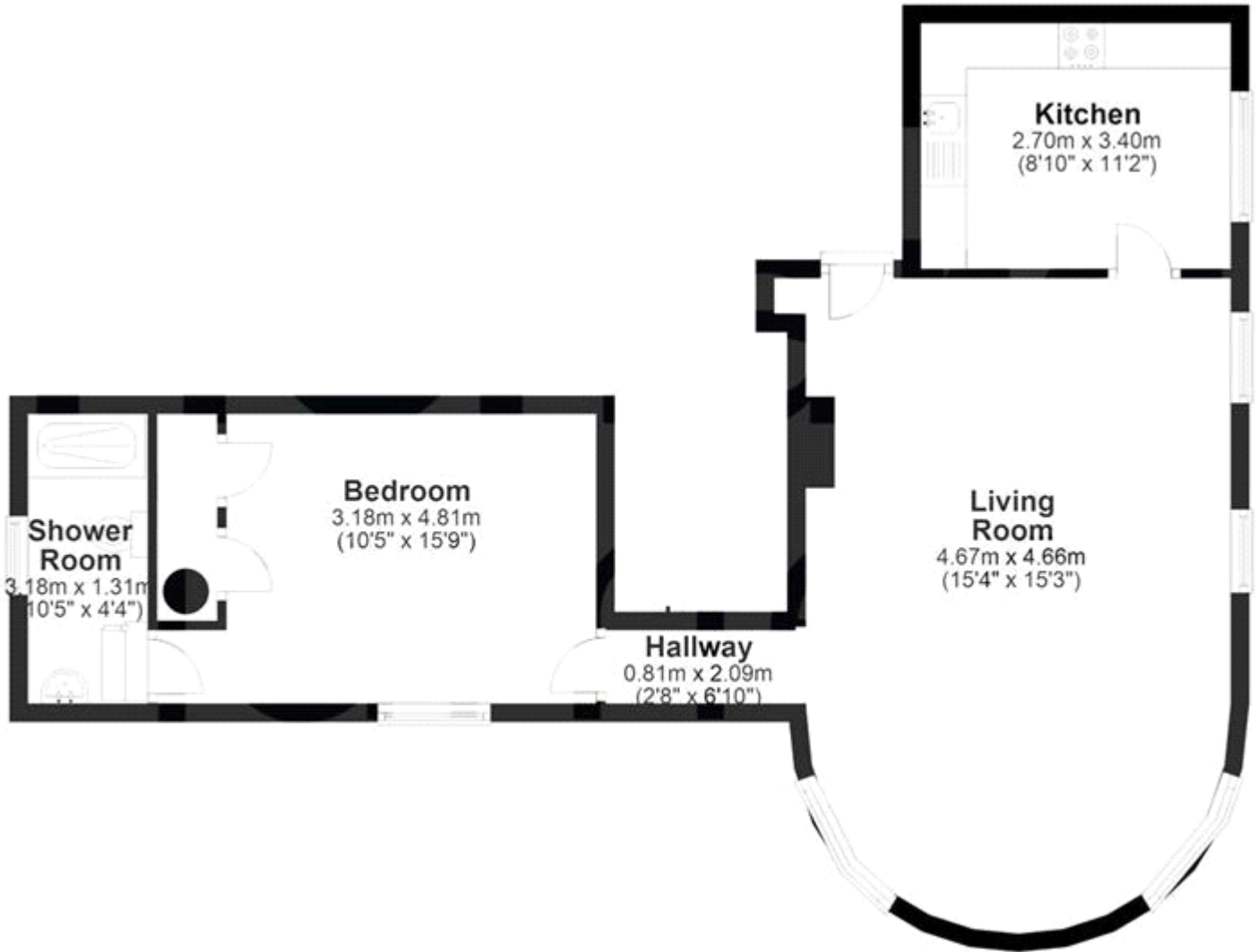
Tenure: Leasehold (106 years)  
Ground Rent: £150 per year  
Service Charge: £2,900 per year  
Parking options: Off Street  
Electricity supply: Mains  
Heating: Electric  
Water supply: Mains  
Sewerage: Mains



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# First Floor

Approx. 53.1 sq. metres (571.5 sq. feet)



Total area: approx. 53.1 sq. metres (571.5 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>		<b>79</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>48</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/fitings 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.