



Coleview, Swindon
Offers Over £140,000

A spacious FIRST FLOOR apartment located in Coleview. C. 600 SQ FT/55 SQ METERS of living

*** THE PERFECT FIRST-TIME
PURCHASE ***

Possibly one of the most impressive and spacious 1 DOUBLE BEDROOM FIRST FLOOR apartments you will find to purchase in Coleview, East Swindon.

C. 600 SQ FT / 55 SQ METERS of living accommodation boasting: A large open plan living/dining room, kitchen, a spacious bedroom, bathroom and ample storage space. Externally there is an allocated parking space.

LOCATION: This delightful property offers excellent access to amenities such as Greenbridge Retail Park, North Swindon Orbital Retail Park & Shopping Centre. In addition, the property also provides excellent access to regular public transport and major road links such as the A420, A419, A417, Junction 15 Of The Motorway, the Great Western Hospital & Coate Water Country Park.

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

Council Tax Band: B (Swindon Borough Council)
Tenure: Leasehold (108 years)
Ground Rent: £250 per year
Service Charge: £1,044 per year
Parking options: Off Street
Electricity supply: Mains
Heating: Underfloor
Water supply: Mains
Sewerage: Mains

accommodation boasting: A large open plan living/dining room, kitchen, a spacious bedroom, bathroom and ample storage space. Externally: Allocated parking space | 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	84	85
(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.