



Ridge Green, Shaw, Swindon
Offers Over £165,000

A PERFECT FIRST-TIME/INVESTMENT OPPORTUNITY * A LUXURY FIRST FLOOR APARTMENT * 2

* Viewings To Commence From:
Saturday 6th June *

A PERFECT FIRST-TIME/INVESTMENT OPPORTUNITY * A LUXURY FIRST FLOOR APARTMENT * 2 BEDROOMS * ALLOCATED PARKING SPACE * DESIRABLE LOCATION * STUNNINGLY PRESENTED THROUGHOUT * HIGH SPECIFICATION * TASTEFULLY DECORATED THROUGHOUT * OPEN PLAN LIVING SPACE WITH BESPOKE KITCHEN WITH BREAKFAST ISLAND * SOUGHT AFTER LOCATION * MODERN ELECTRIC HEATING SYSTEM. REMAINING LEASE LENGTH IS APPROXIMATELY 957 YEARS.

MILES BYRON are delighted to offer 'For Sale', this outstanding, stunningly presented and extremely impressive FIRST FLOOR APARTMENT located within the prestigious Ridge Green development which can be found adjacent to The Bramptons in West Swindon. The deceptively spacious accommodation briefly comprises: Secure communal hall, apartment entrance hall, a modern and stylish shower room, two bedrooms, and an impressive and very spacious open plan living / kitchen area. To fully appreciate this amazing property, please contact MILES BYRON as soon as possible to confirm your appointment to view!

Council Tax Band: B (Swindon Borough Council)
Tenure: Leasehold (957 years)
Ground Rent: £40 per year
Service Charge: £906.38 per year
Parking options: Off Street
Electricity supply: Mains
Heating: Electric
Water supply: Mains
Sewerage: Mains

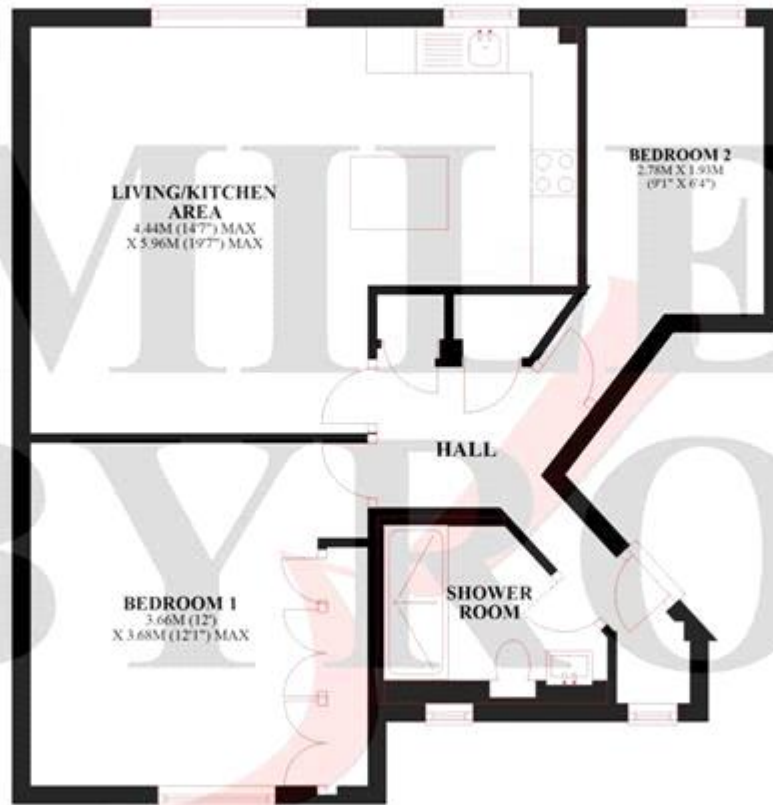
BEDROOMS " ALLOCATED PARKING " DESIRABLE LOCATION " STUNNINGLY PRESENTED THROUGHOUT * HIGH SPECIFICATION * TASTEFULLY DECORATED THROUGHOUT * OPEN PLAN LIVING/KITCHEN SPACE | Leasehold



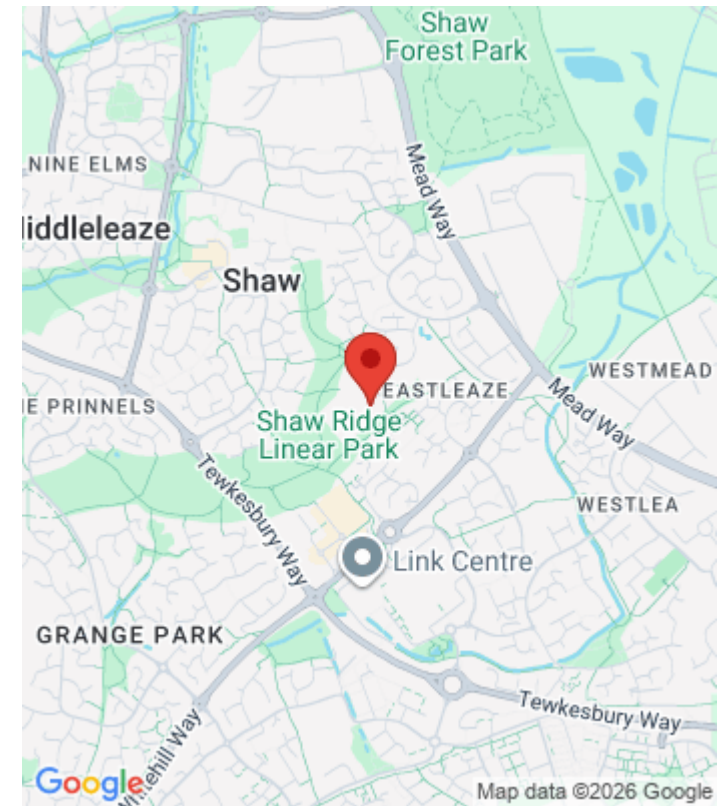
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.

FIRST FLOOR APARTMENT

APPROX. 55.7 SQ. METRES (599.8 SQ. FEET)



TOTAL AREA: APPROX. 55.7 SQ. METRES (599.8 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	79
(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.