



Old Town, Swindon
£140,000

THE PERFECT FIRST-TIME PURCHASE * NO ONWARD CHAIN * 2 DOUBLE BEDROOMS *

*** A READY TO MOVE INTO -
GROUND FLOOR APARTMENT *** A
SELECTION OF
FURNITURE/FIXTURES & FITTINGS
WILL ALSO BE INCLUDED WITHIN
THE SALE/PURCHASE OF THIS
WONDERFUL HOME ***

*** THE PERFECT FIRST-TIME
PURCHASE *** NO ONWARD CHAIN
*** ALLOCATED PARKING SPACE ***
SECURE GATED ACCESS *** HEART
OF OLD TOWN LOCATION *** 'ON
THE DOOR STEP' OF AMENITIES & A
SHORT WALK TO THE BEAUTIFUL
TOWN GARDENS ***

MILES BYRON are delighted to offer
For Sale this well presented 2
DOUBLE BEDROOM apartment. The
deceptively spacious living
accommodation briefly comprises:
Secure communal access, apartment
entrance hallway, an open plan
living/dining/kitchen area, bathroom,
two bedrooms & bathroom. Externally
there is an allocated parking space
and a communal garden.

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

Council Tax Band: D (Swindon
Borough Council)
Tenure: Leasehold (106 years)
Ground Rent: £227.86 per year
Service Charge: £1,050 per year
Parking options: Off Street
Garden details: Communal Garden
Electricity supply: Mains
Heating: Electric
Water supply: Mains
Sewerage: Mains

ALLOCATED PARKING SPACE " SECURE GATED ACCESS " COMMUNAL GARDEN " HEART OF OLD
TOWN LOCATION * 'ON THE DOOR STEP' OF AMENITIES & A SHORT WALK TO THE BEAUTIFUL
TOWN GARDENS | 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.



Total area: approx. 53.1 sq. metres (571.8 sq. feet)



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