



**MILES  
BYRON**

**Welbeck Close, Swindon**  
**£200,000**

C. 945 SQ FT/88 SQ METERS OF SPACIOUS LIVING ACCOMMODATION/STORAGE SPACE \* UPVC

\*\*\* EXCEPTIONAL & HIGH SPECIFICATION RE-FITTED KITCHEN & BATHROOM AS WELL AS BEING TASTEFULLY REDECORATED THROUGHOUT BY THE CURRENT HOMEOWNER \*\*\*

C. 945 SQ FT / 88 SQ METERS OF DECEPTIVELY SPACIOUS LIVING ACCOMMODATION / STORAGE SPACE \*\*\* Attributes include: UPVC double glazing & gas radiator central heating \*\*\* The Perfect First-Time or Downsize Home \*\*\* Show Home Condition & Presentation Throughout \*\*\* Close Proximity To Amenities, major road links such as Junction 15 of the M4 Motorway & the Great Western Hospital \*\*\*

The impressive living accommodation briefly comprises: Entrance hall with direct access into the garage. To the first floor there are 2 DOUBLE BEDROOMS ( both with built in wardrobes ) which in turn provides ample storage space, living/dining room, kitchen with quartz work tops, and a stylish bathroom with the added benefit of underfloor heating.

\*\*\* To fully appreciated this amazing home, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE \*\*\*

\*\*\* Lease Terms: Length Of Lease Remaining: C. 116 Years / Ground Rent: Approximately £10.00 Per Annum / Approximately £80.00 Per Annum Service/Buildings Insurance Charge Plus A Remaining One-Off Cost Of Approximately £500.00 To Be Paid For External Decoration (The Property Owner Has Already Paid The First Instalment) \*\*\*

Council Tax Band: B (Swindon Borough Council)

double glazing & gas radiator central heating ~ The Perfect First-Time or Downsize Home ~ Close Proximity To Amenities, major road links such as Junction 15 of the M4 Motorway | Leasehold

Tenure: Leasehold (116 years)

Ground Rent: £10 per year

Service Charge: £80 per year

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 AREA: APPROX. 87.8 SQ. METRES (945.2 SQ. FEET)



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