



Burden Road, Tadpole Garden Village, Swindon
Guide Price £155,000

*** AN ENVIABLE POSITION *** PETS ARE WELCOME/ALLOWED (Subject To Written Permission)

*** ATTENTION: All First-Time/Investment Buyers *** AN ENVIABLE POSITION *** PETS ARE WELCOME/ALLOWED (Subject To Written Permission To/From The Management Company) *** A stylishly presented 1 DOUBLE BEDROOM FIRST FLOOR APARTMENT located within the sought after Tadpole Garden Village residential area in North Swindon. Attributes include UPVC double glazing, gas radiator central heating and allocated parking for two vehicles. A short walk to amenities and superb access to major road links such as the A419, A420, J. 15 of the M4 Motorway and the Great Western Hospital.

Tenure: Leasehold (115 years)
Ground Rent: £200 per year
Service Charge: £1,761.84 per year

To/From The Management Company) *** A stylishly presented 1 DOUBLE BEDROOM FIRST FLOOR APARTMENT located within the sought after Tadpole Garden Village residential area. | 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 | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 80 | 80 |
| (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.



Viewing by appointment only
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