



Thomas Street, Rodbourne, Swindon
Guide Price £110,000

The Perfect First-Time / Investment Purchase * Being SOLD with NO ONWARD CHAIN *** Allocated

*** 480 SQ FT / 44 SQ METERS OF LIVING SPACE *** The Perfect First-Time / Investment Purchase *** Being SOLD with NO ONWARD CHAIN *** Allocated Parking Space *** Large Double Bedroom With Walk-In Wardrobe *** Living/Dining Room *** Modern Kitchen (Separate From Living Space) *** Modern Bathroom *** UPVC Double Glazing *** Ready To Move Into *** MILES BYRON are delighted to offer For Sale this well presented FIRST FLOOR APARTMENT located within the popular Rodbourne area of Swindon.

Rodbourne: Positioned within close proximity to the Town Centre, a short walk to the railway station, the Steam Railway Museum & The Designer Outlet Village.

Leasehold Terms: 110 Years Remaining From An Original 125 Years. Service Charges: C. £605.00 (Payable Every 6 Months). Ground Rent Charge: C. £125.00 (Payable Per Annum).

Tenure: Leasehold (110 years)
Ground Rent: £125 per year
Service Charge: £1,210 per year

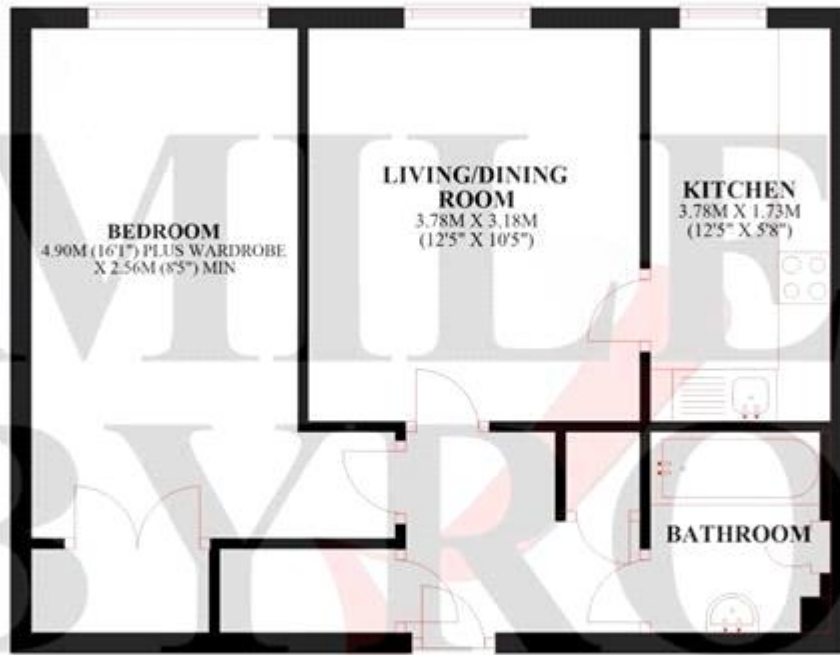
Parking Space **** Large Double Bedroom with walk-in wardrobe **** Living/Dining Room **** Modern Kitchen (Separate From Living Space) *** Modern Bathroom *** | Leasehold



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. 44.5 SQ. METRES (479.3 SQ. FEET)



TOTAL AREA: APPROX. 44.5 SQ. METRES (479.3 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the properties advertised only. Floor plans are intended to give a general indication of the proposed layout only.

All images and dimensions are not intended to form part of any contract or warranty.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	75
(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.