



Villets House, Old Town, Swindon
Guide Price £155,000

* C.800 SQ FT / 73 SQ METERS OF EXCEPTIONAL LIVING SPACE * SECURE GATED PARKING

* THE PERFECT FIRST TIME OR INVESTMENT PURCHASE *

*** C.800 SQ FT / 73 SQ METERS OF EXCEPTIONAL LIVING SPACE ***
SECURE GATED PARKING SPACE ***
SOME PERIOD FEATURES *** HEART OF OLD TOWN LOCATION ***

MILES BYRON are delighted to offer for sale this spacious ONE DOUBLE BEDROOM first floor apartment, situated in possibly one of Swindons' finest Grade II listed buildings!

Conveniently located in the heart of Old Town, and just a short walk from the many amenities and shops on the nearby Wood Street, as well as the headquarters of both Nationwide and Intel. The accommodation boasts many of the original features and character, including sash windows to all rooms and high ceilings throughout.

The apartment comprises: large 21' Sitting Room which extends into the bay window providing a Dining Area, a generous sized Kitchen/Breakfast Room, Bathroom with white three piece suite and a spacious double Bedroom. The property also benefits from secure Gated Parking and Entry system. The apartment also benefits from newly refurbished windows. Viewing recommended by the vendors Sole Agents.

Leasehold Terms:

Service charge £2400 pa
Ground rent £150 pa
Lease 108 years remaining

Council Tax Band: D (Swindon Borough Council)
Tenure: Leasehold (108 years)
Ground Rent: £150 per year

SPACE " SOME PERIOD FEATURES " HEART OF OLD TOWN LOCATION " A spacious first floor apartment, situated in possibly one of Swindons' finest Grade II Listed buildings. | Leasehold **SOLD STC**

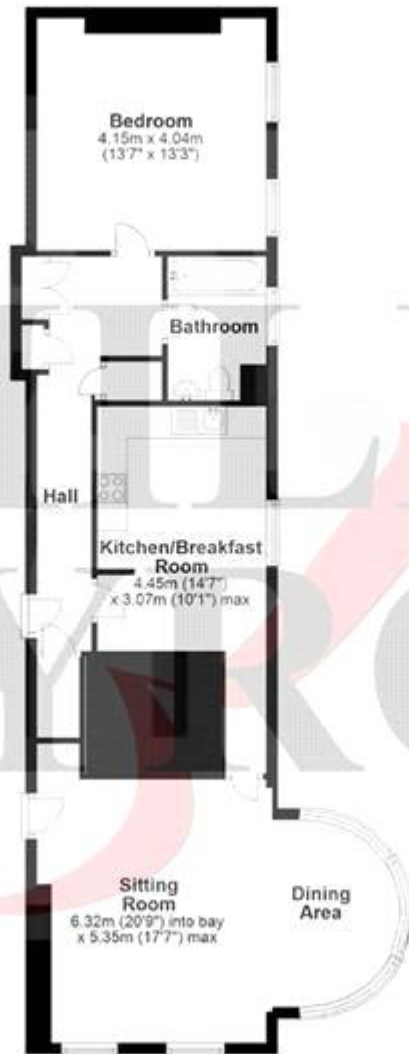
Service Charge: £2,400 per year



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

Approx. 73.3 sq. metres (788.5 sq. feet)



Total area: approx. 73.3 sq. metres (788.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			82
(55-68) D			
(39-54) E		42	
(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.