



Cowleaze, Ridgeway Farm, Swindon
Guide Price £200,000

*** 'SHOW HOME' CONDITION & PRESENTATION *** A Stunningly Presented & Spacious 2 DOUBLE

*** 'SHOW HOME' CONDITION & PRESENTATION *** Possibly One Of The Most Stunningly Presented & Spacious 2 DOUBLE BEDROOM GROUND FLOOR Apartments We Have Ever Seen In West Swindon *** C. 722 Sq Ft / 67 Sq Meters Of Living Accommodation + Externally There Is A Very Large GARAGE measuring C.21ft x 12ft. The accommodation briefly comprises: Secure entrance, apartment entrance hall with storage cupboards, bathroom, 2 DOUBLE BEDROOMS, a large living/dining room and a stylish fitted kitchen. Attributes include: UPVC double glazing & gas radiator central heating. This exceptional FIRST-TIME / INVESTMENT/DOWN-SIZE HOME is located within the very popular Ridgeway Farm development which was built by messrs: Taylor Wimpey Homes. This delightful property is conveniently located close-by to both West & North Swindon amenities, reputable primary & secondary schools as well as Shaw Forest, Lydiard Country Park. Access to major road links such as Junction 16 of the M4, A419, A420 is also within a short commute. To fully appreciate this superb property, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE!

Leasehold Terms: 125 year length of lease from C. 2018 (C.119 years remaining).

Service Charge: £2380.00 per annum

Ground Rent: £150.00 per annum

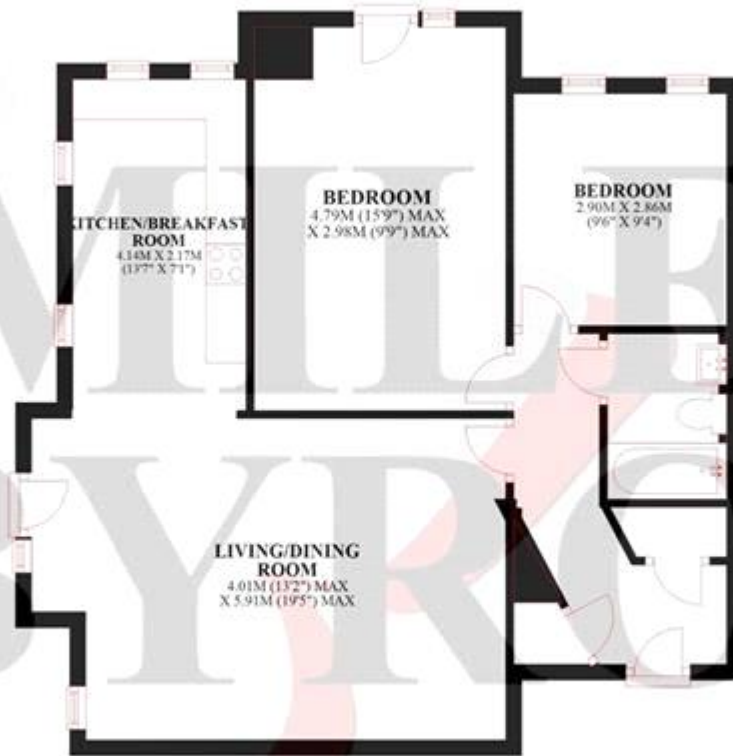
Tenure: Leasehold (119 years)
Ground Rent: £150 per year
Service Charge: £2,380 per year

BEDROOM GROUND FLOOR Apartment C. 722 Sq Ft / 67 Sq Meters Of Living Accommodation + Externally There Is A Very Large GARAGE measuring C.20ft x 12ft. | 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/fixings 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.

GROUND FLOOR APARTMENT
APPROX. 67.2 SQ. METRES (722.9 SQ. FEET)



TOTAL AREA: APPROX. 67.2 SQ. METRES (722.9 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	84	84
(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.



Viewing by appointment only
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