



Villetts House, Old Town, Swindon
Guide Price £165,000

THE PERFECT FIRST TIME PURCHASE * NO ONWARD CHAIN! * READY TO MOVE INTO - 'SHOW

*** THE PERFECT FIRST TIME
PURCHASE ***

*** Offered 'For Sale with NO ONWARD
CHAIN! ***

*** READY TO MOVE INTO - 'SHOW
HOME' CONDITION &
PRESENTATION *** RECENTLY
REFURBISHED THROUGHOUT ***
C.835 SQ FT / 77 SQ METERS OF
EXCEPTIONAL LIVING SPACE ***
SECURE, GATED & ALLOCATED
PARKING SPACE *** HEART OF OLD
TOWN LOCATION ***

MILES BYRON are delighted to offer for
sale this spacious TWO DOUBLE
BEDROOM, GROUND 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. In addition the
beautiful Town Gardens as well as the
headquarters of both Nationwide and
Intel can also be found within close
proximity. The accommodation boasts:
character, including sash windows to
all rooms and high ceilings
throughout.

The apartment comprises: living room,
a generous sized Kitchen/Breakfast
Room (recently refitted), Bathroom with
white three piece suite + 2 GREAT
SIZE BEDROOMS. The property also
benefits from secure Gated Parking.
To fully appreciate this exceptional
home, MILES BYRON would highly
recommend confirming your
appointment to VIEW AS SOON AS
POSSIBLE!

Leasehold Terms:

Service charge £2900 pa
Ground rent £150 pa

HOME CONDITION & PRESENTATION " RECENTLY REFURBISHED THROUGHOUT " C.800SQ FT /
73 SQ METERS OF EXCEPTIONAL LIVING SPACE *** SECURE, GATED & ALLOCATED PARKING
SPACE *** | Leasehold

Lease 108 years remaining

Tenure: Leasehold (108 years)

Ground Rent: £150 per year

Service Charge: £2,900 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.

