



CHARLES HARDING

ESTATE AGENTS • VALUERS • PROPERTY MANAGEMENT

Valleyside

Old Town

SN1 4NB

Guide Price £130,000

24 Valleyside, Old Town, Swindon, Wiltshire, SN1 4NB

999 year lease, Garage & Allocated Parking

Situated in the popular Old Town area of Swindon, this well-presented one-bedroom flat offers spacious and modern accommodation throughout. The property features a contemporary fitted kitchen which is open plan to the living room, creating a bright and sociable space ideal for both relaxing and entertaining.

The accommodation further comprises a large double bedroom and a separate family bathroom. Externally, the property benefits from allocated parking along with the added advantage of a private garage, providing useful additional storage and convenience.

Early viewings are highly recommended.

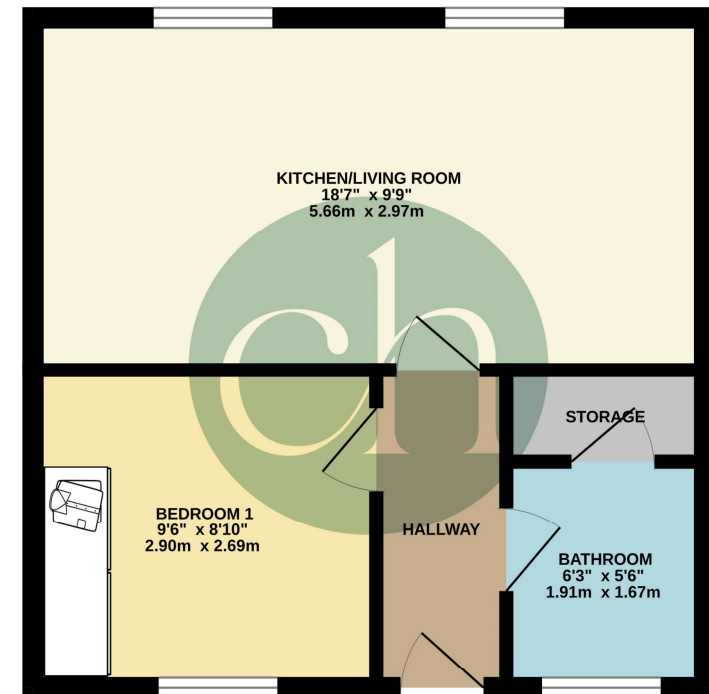
NOTES: 999 Year lease from 1978 (960 years remaining)

Service Charge £1200 per annum

No ground rent

Council Tax Band: A

GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 346 sq.ft. (32.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.