



Villets House, Cricklade Street, SN1 3HB

offers in excess of **£150,000**

**richard
james**



leasehold energy
efficiency rating

E

Offered for sale with no onward chain is this gated, one bedroom, first floor apartment situated within a Grade 2 listed building in the heart of Old Town, Swindon.

The property which is well presented throughout, features high ceilings as well as character features and offers generous sized rooms with the accommodation comprising - communal entrance hall with stairs to first floor, entrance door to apartment - lounge/diner, separate kitchen, bedroom with built in storage and shower room.

There is an allocated parking space to the rear of the property.

The property would attract an estimated rental income of £800 per calendar month which generate a gross annual yield of 6.4%.

The leasehold has 110 years remaining, annual ground rent payable is £75 and annual service charge payable is £2,640.

EPC Rating - E

Council Tax Band - D



exceptional service

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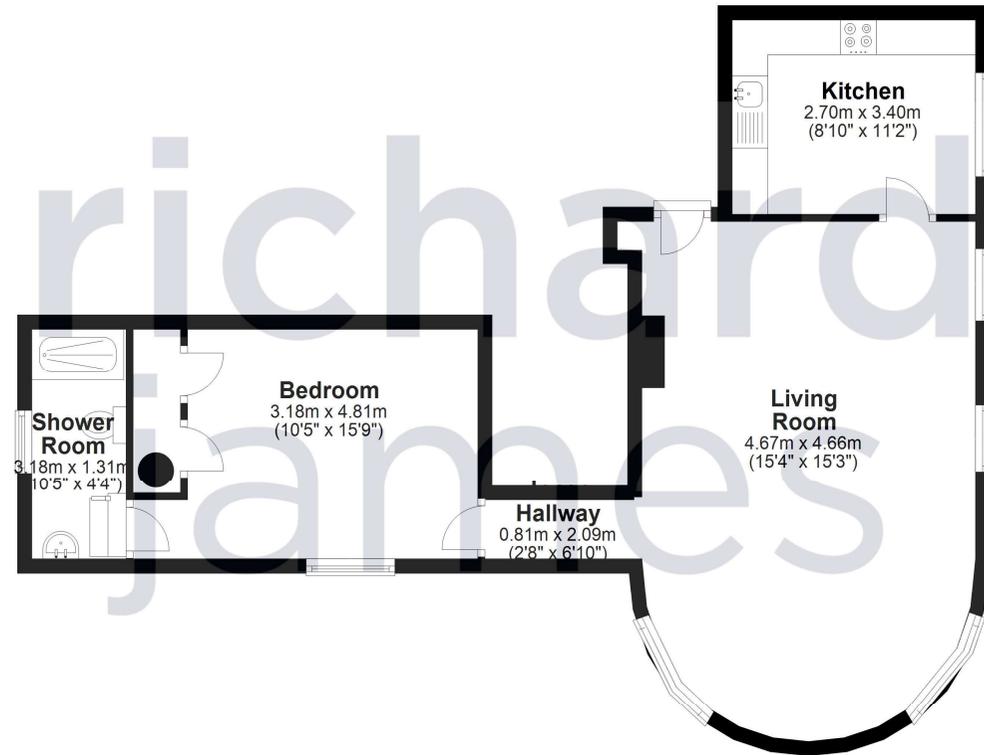
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call us for a free
valuation on your
property

Gemini House | Hargreaves Road | SN25 5AZ

First Floor

Approx. 53.1 sq. metres (571.5 sq. feet)



Total area: approx. 53.1 sq. metres (571.5 sq. feet)

Richard James & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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