



Dixon Street, Old Town  
Offers over £165,000

richard james





## Dixon Street

Old Town

Leasehold



Property Description

**\*\*NO ONWARD CHAIN!!\*\***

This well presented and **SPACIOUS TWO FLOOR** apartment in a sought-after location offers contemporary living at its finest.

Boasting two generous bedrooms on the top floor with a family bathroom and ensuite the property boasted space and light! On the ground floor of the property the property consists of a large kitchen diner and **LARGE** separate lounge with **STUNNING VIEWS** across Swindon.

The property also benefits from one allocated parking space!

With its modern design, convenient location, and luxurious finishes, this apartment is a must-see for those looking for a high-quality living experience. Book your viewing today to secure this exceptional property.

Service charge/Ground rent - £852 pa  
Lease length remaining - 135 years  
EPC - C  
Council tax - B







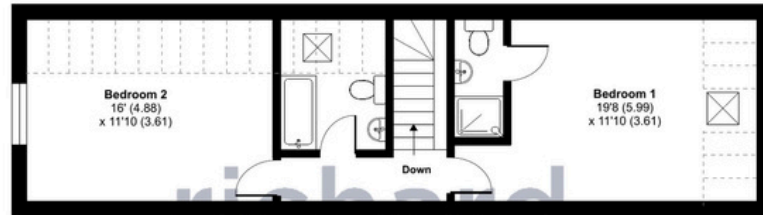


## Floorplan

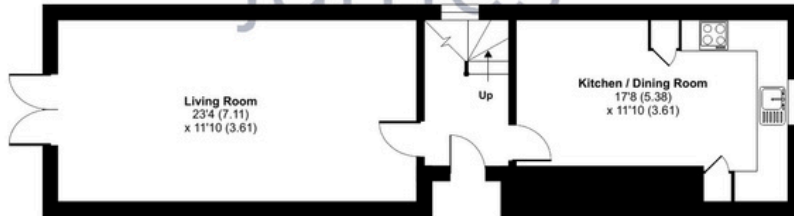


Denotes restricted  
head height


Approximate Area = 1000 sq ft / 92.9 sq m  
Limited Use Area(s) = 123 sq ft / 11.4 sq m  
Total = 1123 sq ft / 104.3 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnzecom 2023. Produced for Richard James. REF: 1134963

### 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.

## Exceptional Service

Our team will guide you through the process of buying or selling your home.

We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain, while moving you in as swiftly and smoothly as possible.

- Honest valuations in current marketing conditions
- Dedicated sales progression team
- Recommended financial advisors
- 5\* service from valuation to completion
- Award winning lettings service
- Ahead of the game marketing strategies
- Professional photography
- Social Media marketing
- Top listings on Rightmove, Zoopla and Boomin

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