

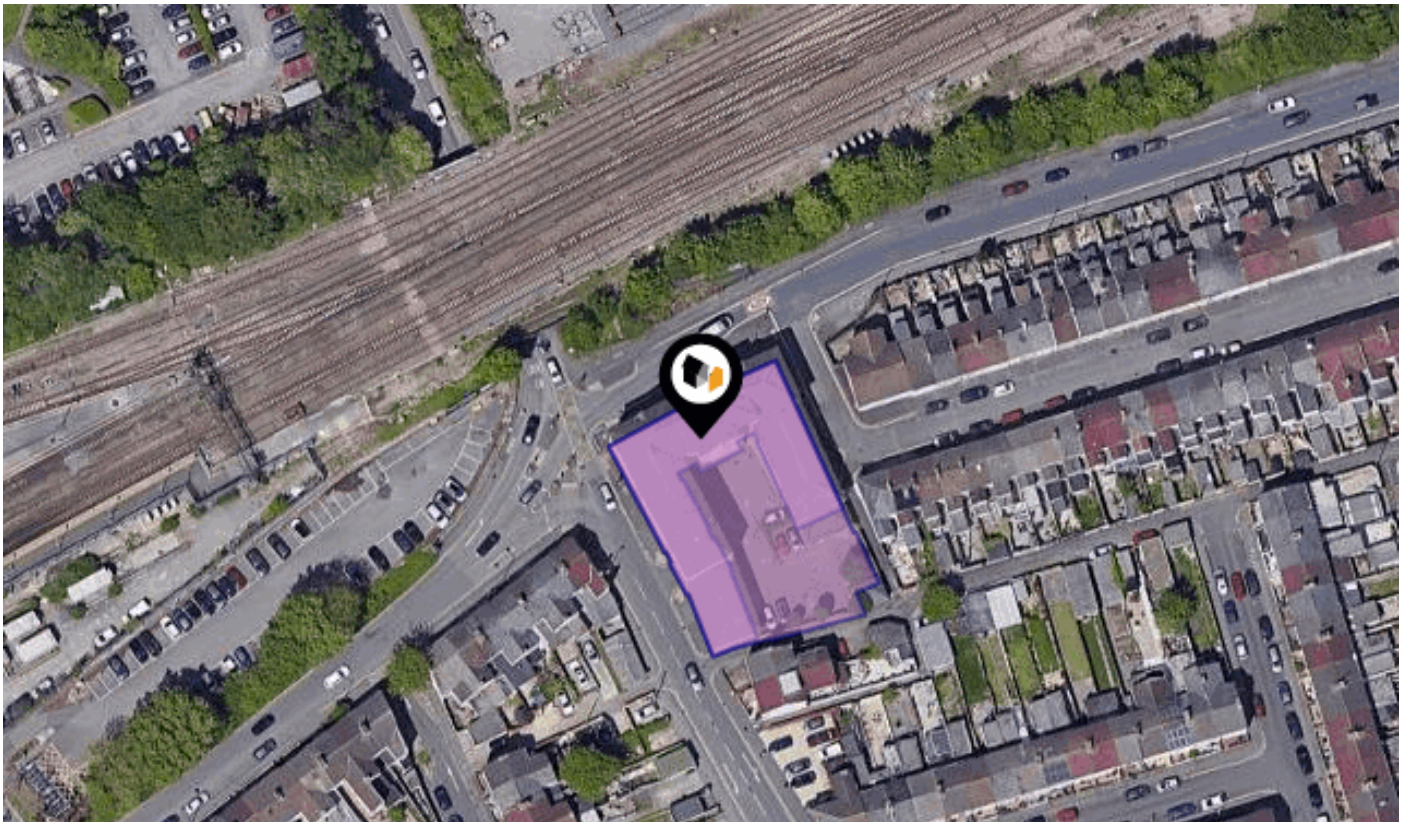


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## KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 25<sup>th</sup> January 2024



## BRUNSWICK HOUSE, CORPORATION STREET, SWINDON, SN1

### McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com





## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold £/ft<sup>2</sup>:</b>	£293
<b>Bedrooms:</b>	1	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	387 ft <sup>2</sup> / 36 m <sup>2</sup>	<b>Start Date:</b>	11/10/2005
<b>Plot Area:</b>	0.5 acres	<b>End Date:</b>	01/10/2155
<b>Year Built :</b>	2004	<b>Lease Term:</b>	150 years from 1 October 2005
<b>Council Tax :</b>	Band B	<b>Term Remaining:</b>	131 years
<b>Annual Estimate:</b>	£1,541		
<b>Title Number:</b>	WT233888		
<b>UPRN:</b>	10010424329		

## Local Area

<b>Local Authority:</b>	Swindon
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	High

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>16</b> mb/s	<b>167</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)

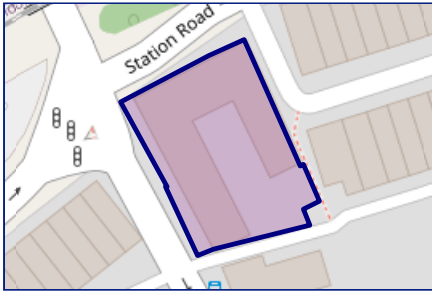


### Satellite/Fibre TV Availability:



There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



**WT95175**

## Leasehold Title Plans



**WT233888**

Start Date:	07/10/2004
End Date:	01/10/2153
Lease Term:	150 years (less one day) from 1 October 2003
Term Remaining:	129 years



**WT243546**

Start Date:	11/10/2005
End Date:	01/10/2155
Lease Term:	150 years from 1 October 2005
Term Remaining:	131 years

# Property EPC - Certificate

Corporation Street, SN1

Energy rating

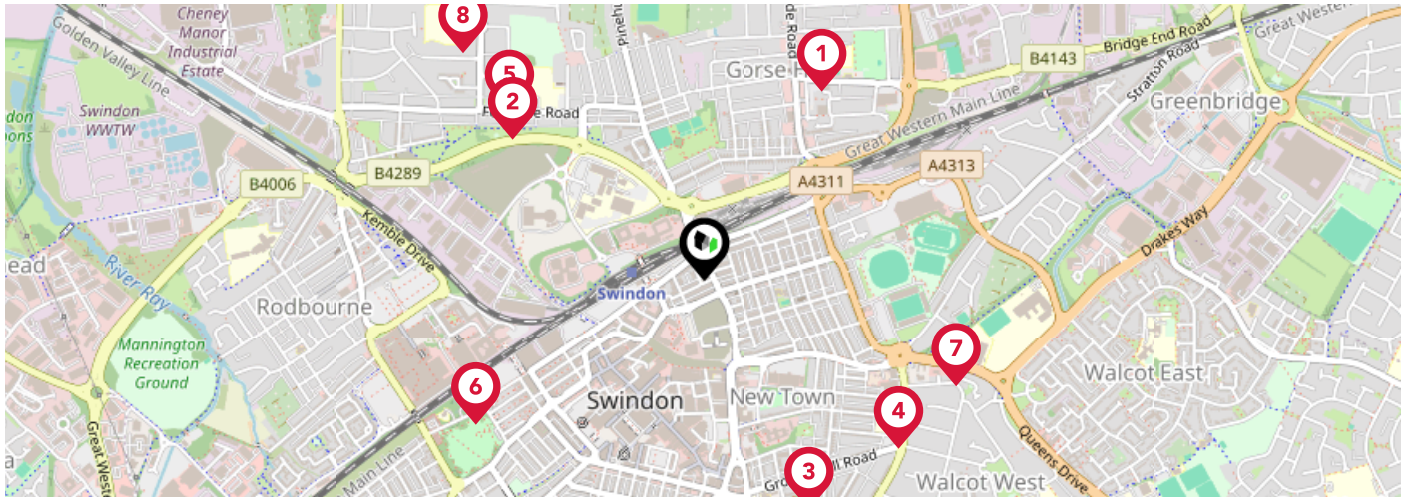
**C**









Valid until 20.02.2029

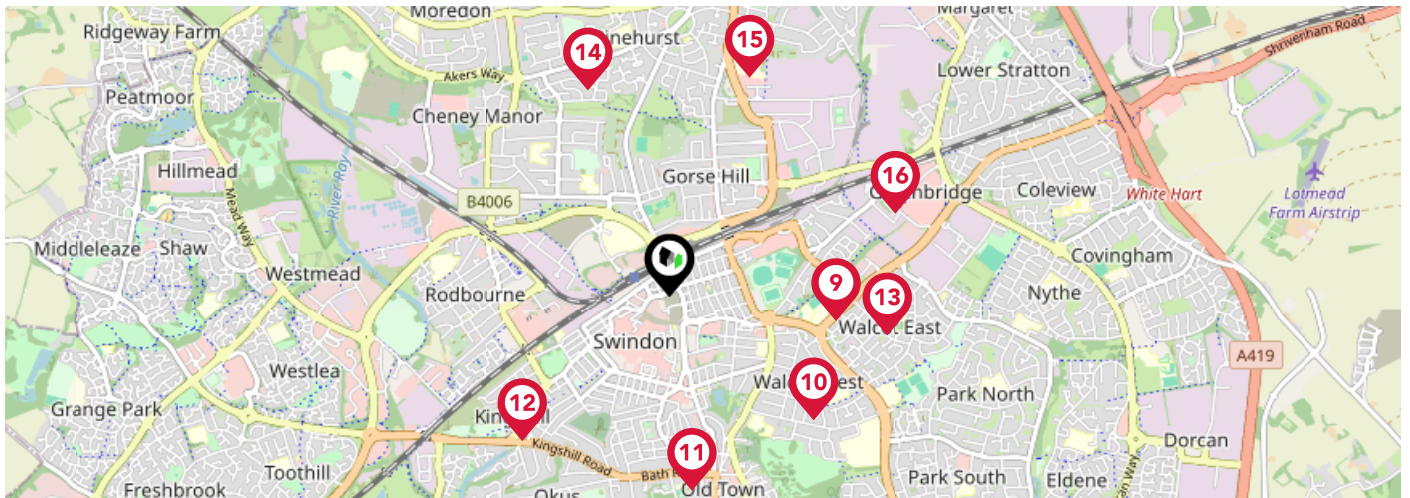
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	78   c	79   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		









## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	Ground
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 80% of fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	36 m <sup>2</sup>

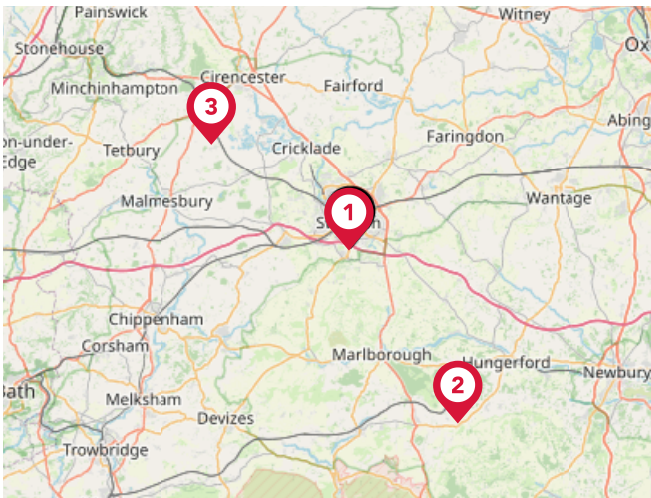


		Nursery	Primary	Secondary	College	Private
	<b>Gorse Hill Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 483   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>EOTAS Swindon</b> Ofsted Rating: Good   Pupils: 88   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holy Rood Catholic Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Drove Primary School</b> Ofsted Rating: Outstanding   Pupils: 743   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ferndale Primary School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 508   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>UTC Swindon</b> Ofsted Rating: Requires Improvement   Pupils: 146   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holy Cross Catholic Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 324   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 397   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



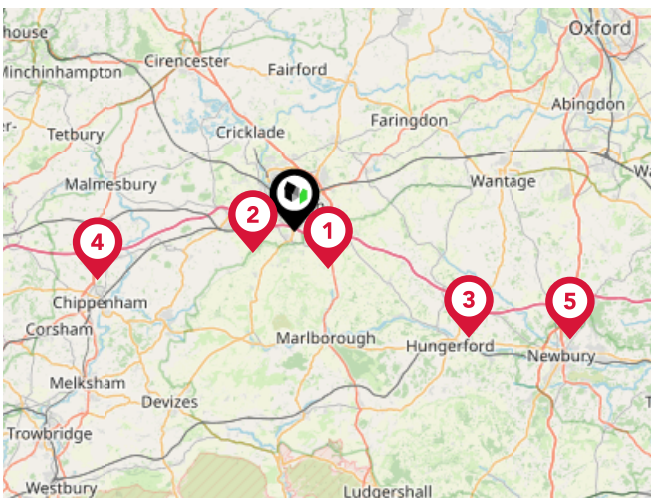
		Nursery	Primary	Secondary	College	Private
	<b>St Joseph's Catholic College</b> Ofsted Rating: Good   Pupils: 1306   Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lainesmead Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 454   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King William Street Church of England Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Robert Le Kyng Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mountford Manor Primary School</b> Ofsted Rating: Good   Pupils: 254   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Swindon Academy</b> Ofsted Rating: Good   Pupils: 1858   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Crowdys Hill School</b> Ofsted Rating: Good   Pupils: 230   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Horizons College</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



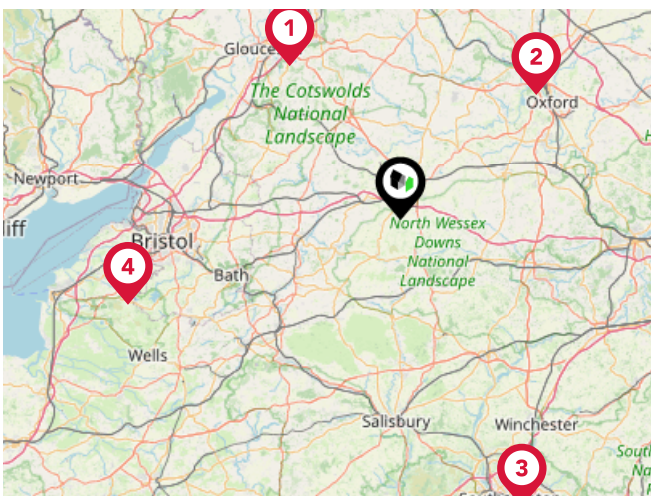
## National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.17 miles
2	Bedwyn Rail Station	15.14 miles
3	Kemble Rail Station	12.87 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J15	3.65 miles
2	M4 J16	3.41 miles
3	M4 J14	15.06 miles
4	M4 J17	15.03 miles
5	M4 J13	21.77 miles



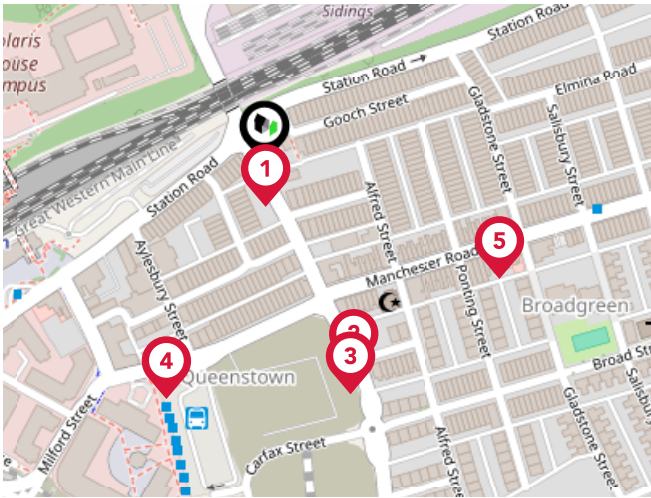
## Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	27.73 miles
2	London Oxford Airport	27.3 miles
3	Southampton Airport	46.37 miles
4	Bristol International Airport	41.91 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Armstrong Street	0.02 miles
2	Corporation Street	0.13 miles
3	Corporation Street	0.14 miles
4	Bus Station	0.15 miles
5	Gladstone Street	0.15 miles

# McFarlane Sales & Lettings Ltd

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



# mcfarlane

SALES & LETTINGS

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28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com



Valuation Office Agency

