

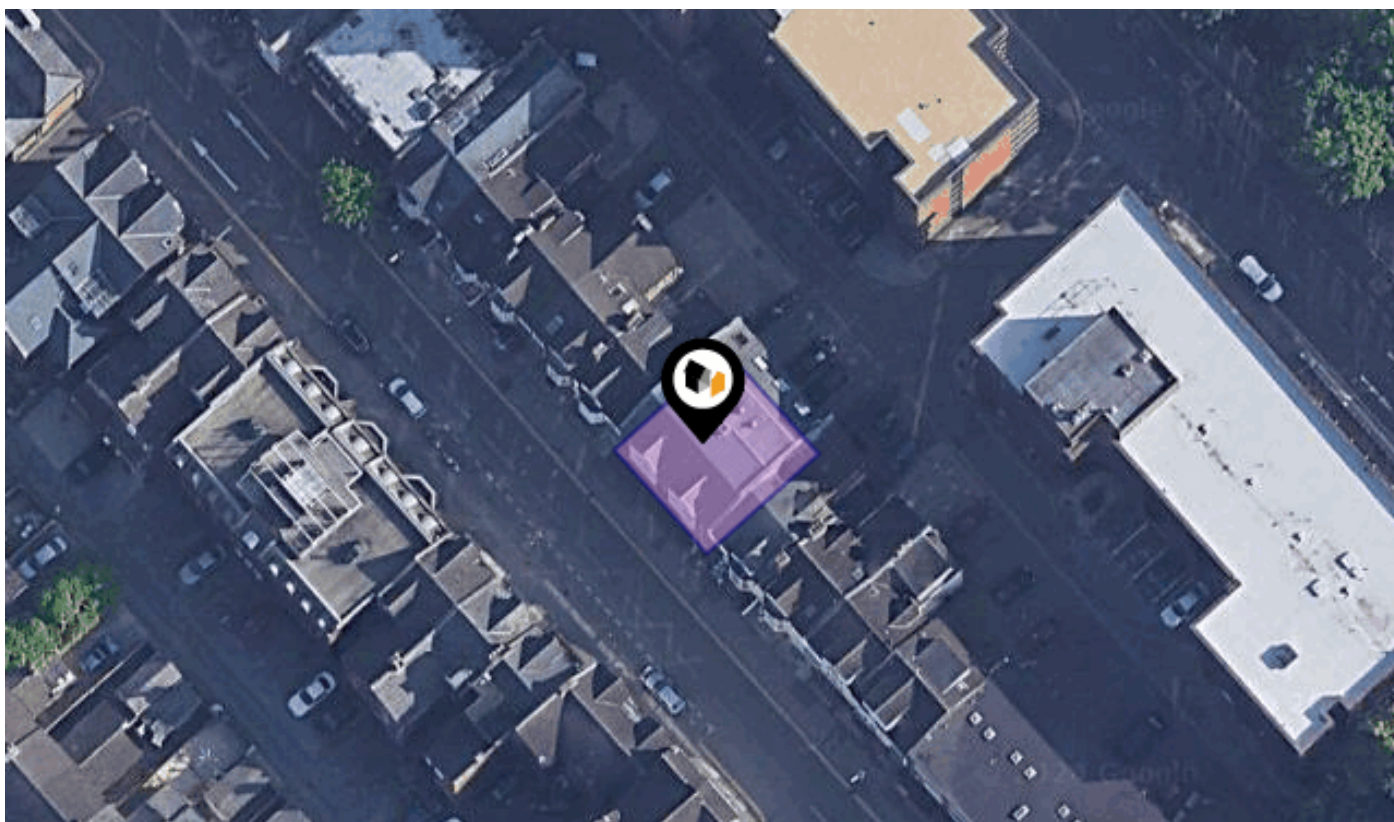


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Wednesday 17th April 2024



MARY FLOYD HOUSE 15-16, MILTON ROAD, SWINDON, SN1

McFarlane Sales & Lettings Ltd

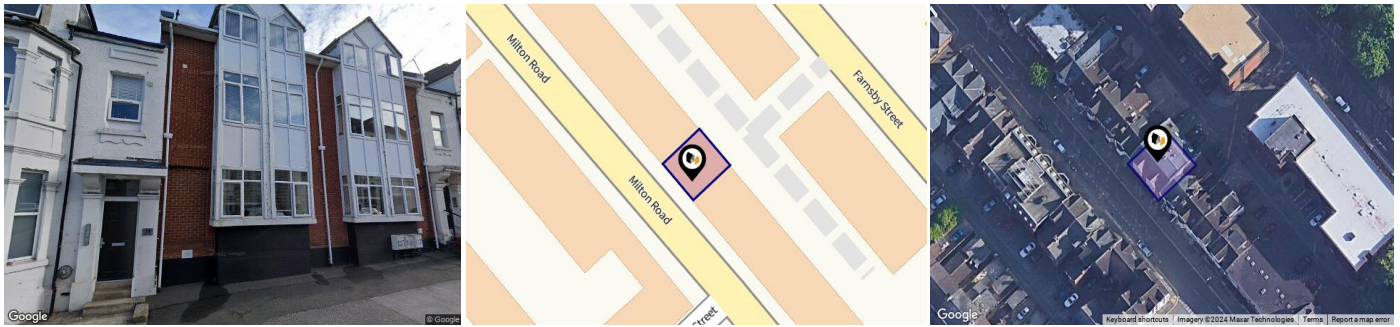
28-30 Wood Street Swindon SN1 4AB

01793 611841

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Property

Type:	Flat / Maisonette	Last Sold	£173
Bedrooms:	1	£/ft²:	
Floor Area:	538 ft ² / 50 m ²	Tenure:	Leasehold
Plot Area:	0.04 acres	Start Date:	20/11/2011
Year Built :	2011	End Date:	16/11/3010
Council Tax :	Band A	Lease Term:	999 years from and including 16 November 2011
Annual Estimate:	£1,465	Term	987 years
Title Number:	WT299210	Remaining:	
UPRN:	10026656830		

Local Area

Local Authority:	Swindon
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	163 mb/s	1000 mb/s
		

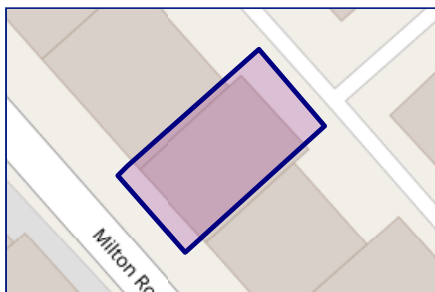
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

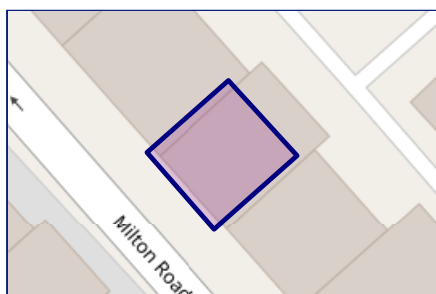


Freehold Title Plan



WT288077

Leasehold Title Plan



WT299210

Start Date: 20/11/2011
End Date: 16/11/3010
Lease Term: 999 years from and including 16 November 2011
Term Remaining: 987 years

Property EPC - Certificate

Mary Floyd House 15-16, Milton Road, SN1

Energy rating

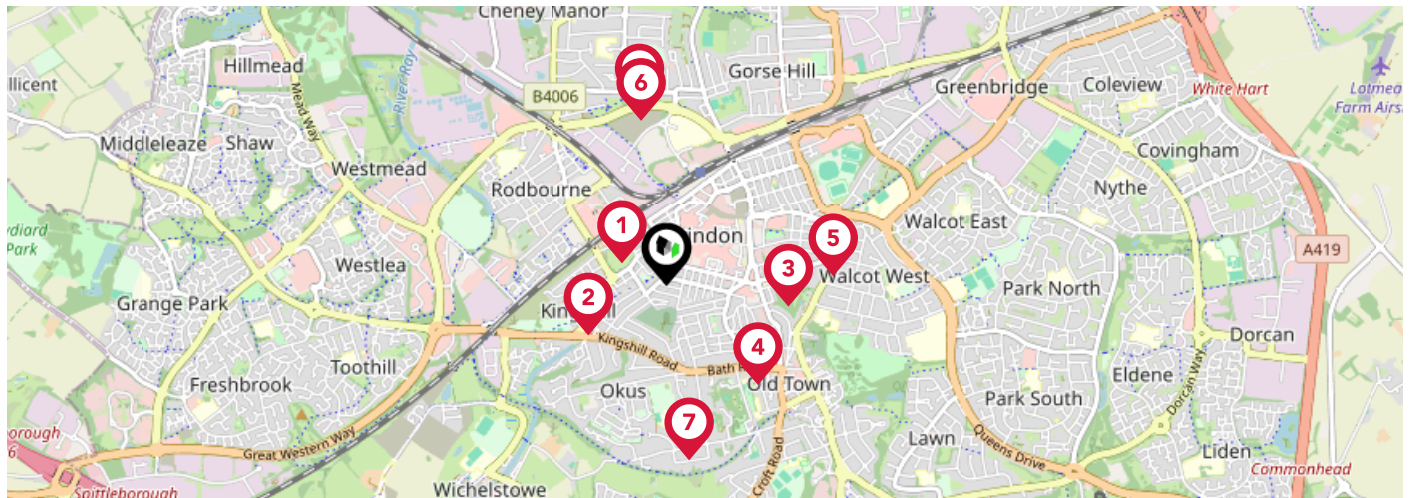
B

Valid until 19.09.2031

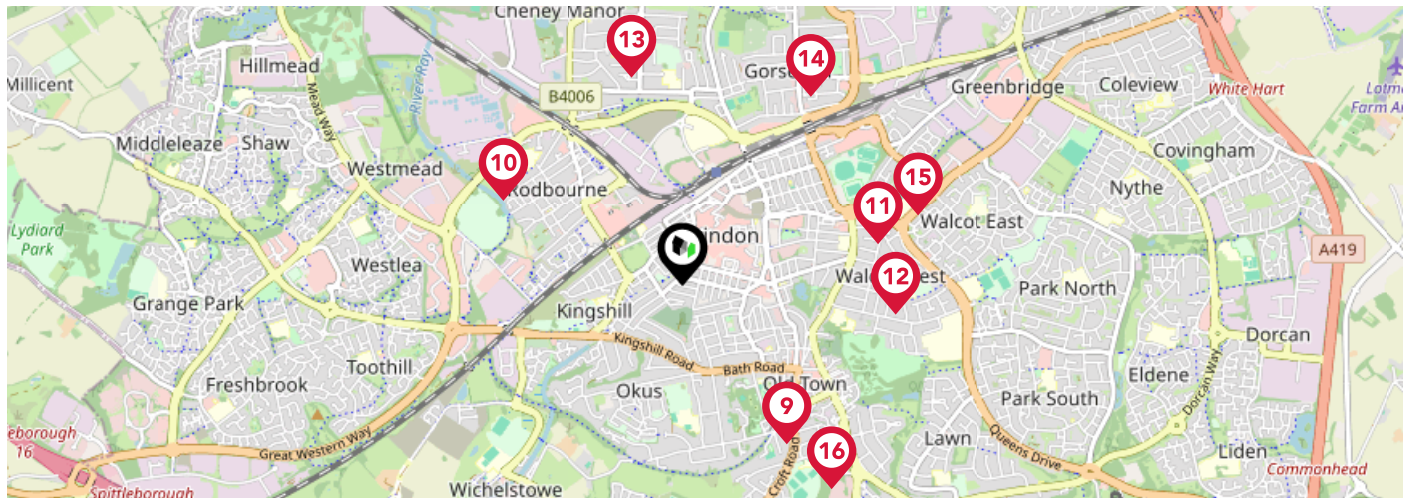
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 83% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	50 m ²



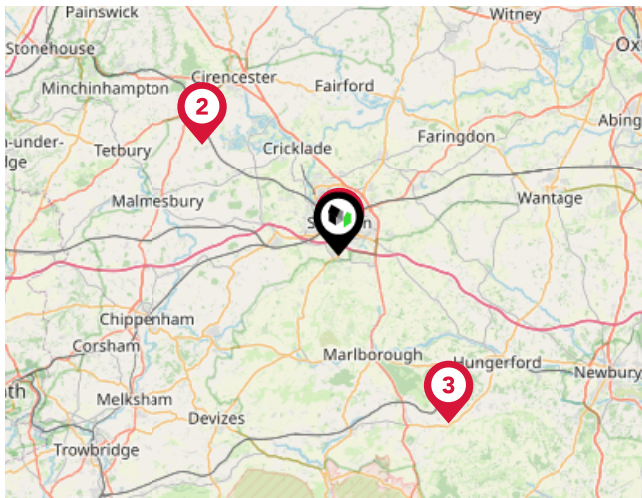
		Nursery	Primary	Secondary	College	Private
1	UTC Swindon Ofsted Rating: Requires Improvement Pupils: 146 Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Robert Le Kyng Primary School Ofsted Rating: Good Pupils: 417 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Holy Rood Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	King William Street Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Drove Primary School Ofsted Rating: Outstanding Pupils: 743 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	EOTAS Swindon Ofsted Rating: Good Pupils: 88 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Commonweal School Ofsted Rating: Good Pupils: 1386 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ferndale Primary School & Nursery Ofsted Rating: Good Pupils: 508 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Lethbridge Primary School Ofsted Rating: Good Pupils: 484 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Even Swindon Primary School Ofsted Rating: Good Pupils: 706 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Cross Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 324 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lainesmead Primary School and Nursery Ofsted Rating: Good Pupils: 454 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 397 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gorse Hill Primary School Ofsted Rating: Requires Improvement Pupils: 483 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic College Ofsted Rating: Good Pupils: 1306 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Croft Primary School Ofsted Rating: Outstanding Pupils: 414 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

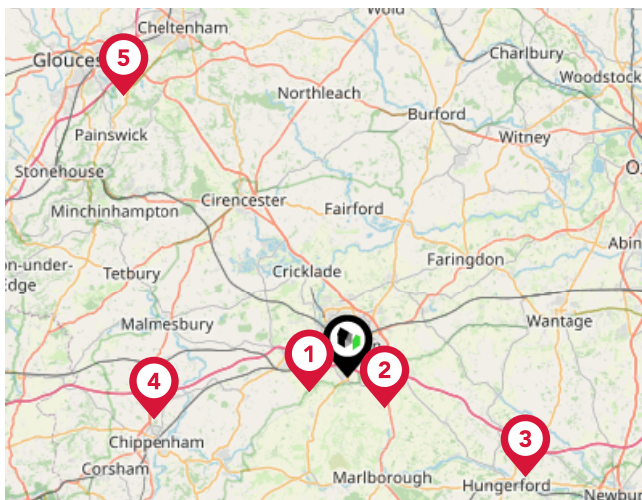
Area

Transport (National)



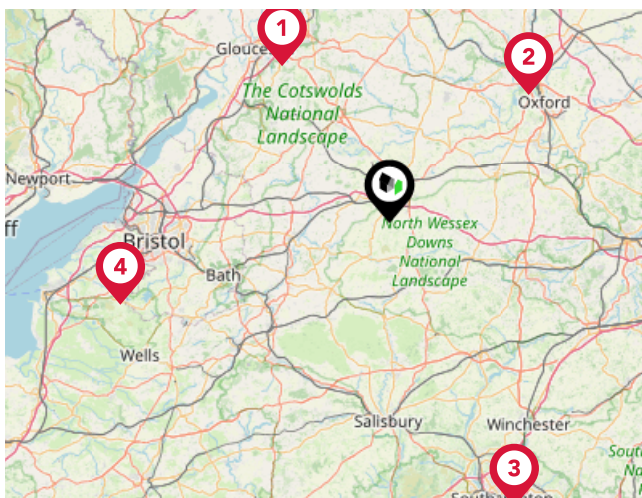
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.41 miles
2	Kemble Rail Station	12.88 miles
3	Bedwyn Rail Station	14.94 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	2.94 miles
2	M4 J15	3.58 miles
3	M4 J14	15.11 miles
4	M4 J17	14.62 miles
5	M5 J11A	26.38 miles

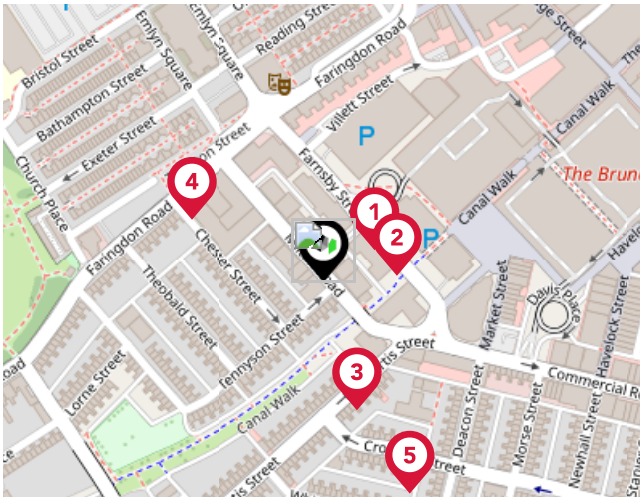


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	27.91 miles
2	London Oxford Airport	27.83 miles
3	Southampton Airport	46.1 miles
4	Bristol International Airport	41.48 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Farnsby Street	0.04 miles
2	Farnsby Street	0.04 miles
3	Curtis Street	0.08 miles
4	Health Hydro	0.08 miles
5	Crombey Street	0.13 miles

McFarlane Sales & Lettings Ltd

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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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Valuation Office Agency

