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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 21st June 2024



AUBREY GARDENS, SWINDON, SN2

McFarlane Sales & Lettings Ltd

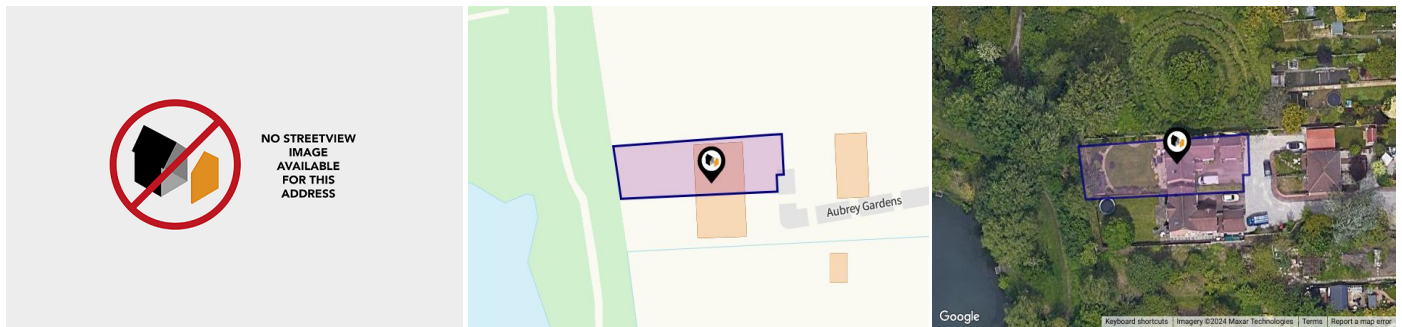
28-30 Wood Street Swindon SN1 4AB

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Property

| | | | |
|-------------------------|--|----------------|----------|
| Type: | Flat / Maisonette | Tenure: | Freehold |
| Bedrooms: | 1 | | |
| Floor Area: | 2,292 ft ² / 213 m ² | | |
| Plot Area: | 0.14 acres | | |
| Year Built : | 2003-2006 | | |
| Council Tax : | Band F | | |
| Annual Estimate: | £3,175 | | |
| Title Number: | WT286838 | | |

Local Area

| | |
|---------------------------|---------|
| Local Authority: | Swindon |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | No Risk |
| • Surface Water | High |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|---|---|---|
| 8 mb/s | 80 mb/s | 1000 mb/s |
|  |  |  |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

SN2

Energy rating

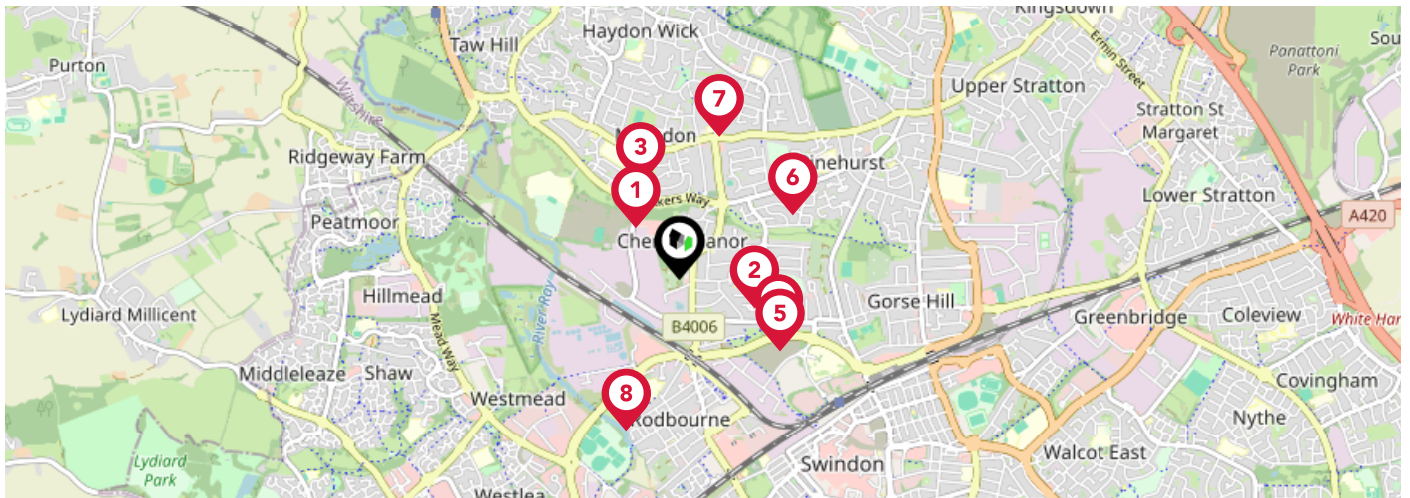
C

Valid until 14.10.2030

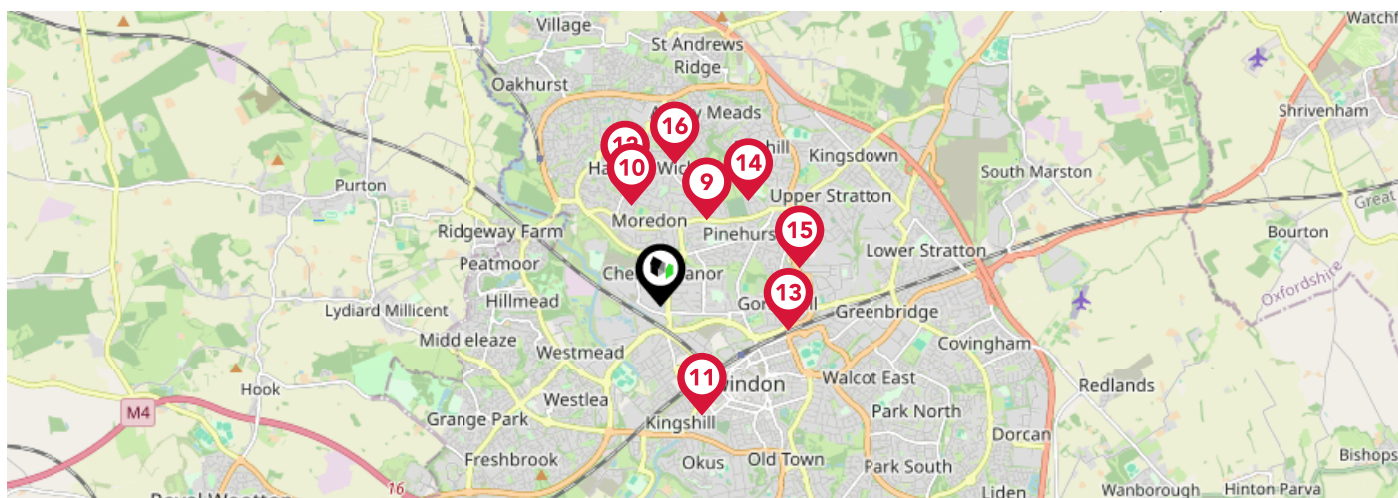
| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 76 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |









Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Off-peak 7 hour |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Pitched, 250 mm loft insulation |
| Roof Energy: | Good |
| 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 48% of fixed outlets |
| Floors: | Suspended, insulated (assumed) |
| Total Floor Area: | 213 m ² |

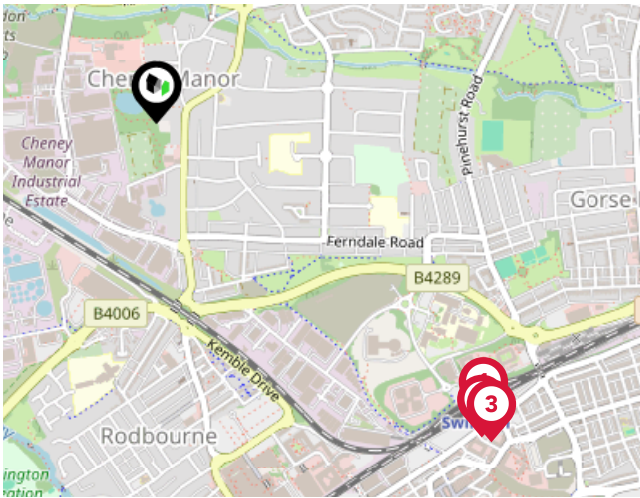


| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Nova Hreod Academy Ofsted Rating: Good Pupils: 832 Distance:0.31 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 397 Distance:0.37 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Moredon Primary School Ofsted Rating: Outstanding Pupils: 443 Distance:0.47 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Ferndale Primary School & Nursery Ofsted Rating: Good Pupils: 508 Distance:0.53 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | EOTAS Swindon Ofsted Rating: Good Pupils: 88 Distance:0.57 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Swindon Academy Ofsted Rating: Good Pupils: 1858 Distance:0.6 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Rodbourne Cheney Primary School Ofsted Rating: Outstanding Pupils: 284 Distance:0.68 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Even Swindon Primary School Ofsted Rating: Good Pupils: 706 Distance:0.74 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



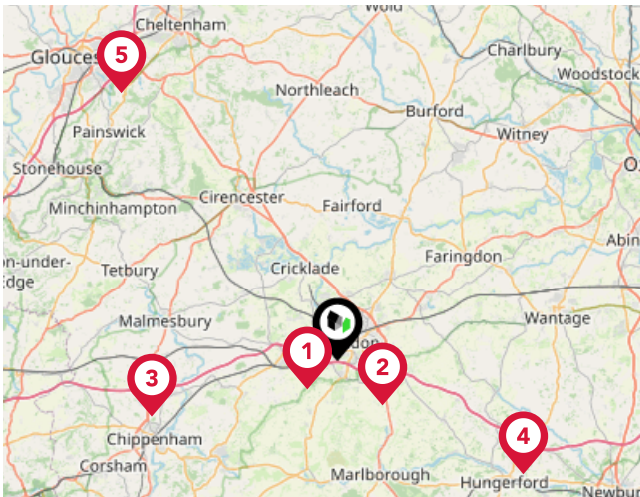
| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Greenmeadow Primary School Ofsted Rating: Good Pupils: 246 Distance:0.91 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Haydon Wick Primary School Ofsted Rating: Outstanding Pupils: 276 Distance:0.97 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | UTC Swindon Ofsted Rating: Requires Improvement Pupils: 146 Distance:1.06 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Haydonleigh Primary School Ofsted Rating: Good Pupils: 627 Distance:1.19 | <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:1.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Seven Fields Primary School Ofsted Rating: Requires Improvement Pupils: 336 Distance:1.27 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Crowdys Hill School Ofsted Rating: Good Pupils: 230 Distance:1.32 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Catherine Wayte Primary School Ofsted Rating: Good Pupils: 417 Distance:1.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



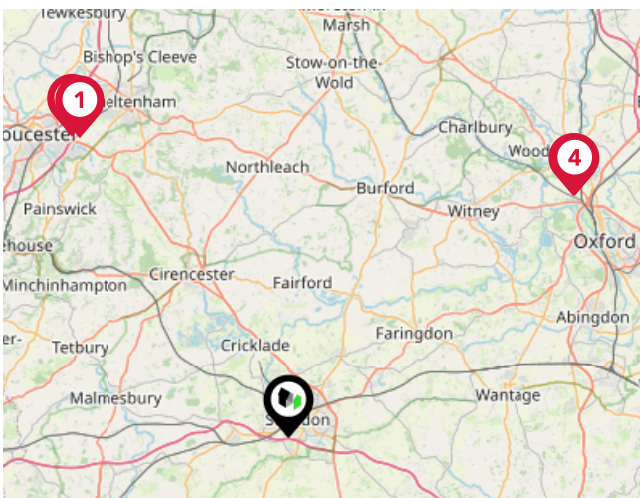
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------|------------|
| 1 | Swindon Rail Station | 1.02 miles |
| 2 | Swindon Rail Station | 1.04 miles |
| 3 | Swindon Rail Station | 1.06 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M4 J16 | 3.04 miles |
| 2 | M4 J15 | 4.75 miles |
| 3 | M4 J17 | 14.33 miles |
| 4 | M4 J14 | 16.17 miles |
| 5 | M5 J11A | 25.16 miles |

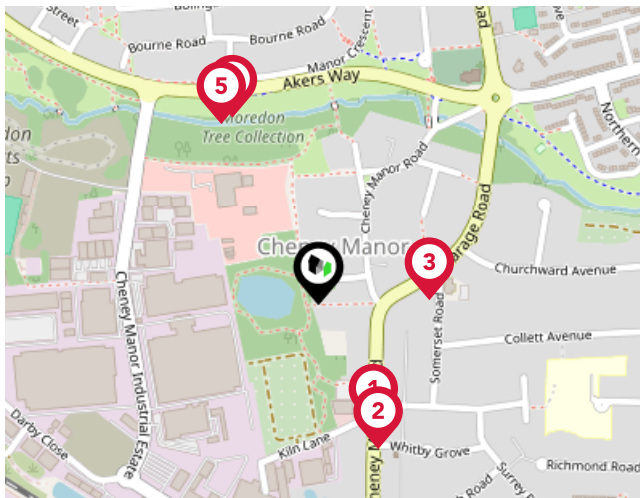


Airports/Helipads

| Pin | Name | Distance |
|-----|-------------------------|-------------|
| 1 | Gloucestershire Airport | 26.67 miles |
| 2 | Gloucestershire Airport | 27.2 miles |
| 3 | London Oxford Airport | 27.53 miles |
| 4 | London Oxford Airport | 27.57 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-------------------|------------|
| 1 | The Manor | 0.15 miles |
| 2 | The Manor | 0.18 miles |
| 3 | Churchward Avenue | 0.13 miles |
| 4 | Manor Crescent | 0.24 miles |
| 5 | Manor Crescent | 0.24 miles |

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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:



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SALES & LETTINGS

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Valuation Office Agency

