



**Chain Court, Swindon, SN1 4GW**

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- Ground Floor Apartment
- Allocated Parking Space
- Main Bathroom
- Separate Kitchen
- uPVC Double Glazing

- Two Spacious Double Bedrooms
- En-Suite Shower Room
- Living Room
- Underfloor Heating
- No Onward Chain



# 25 Chain Court Swindon, SN1 4GW

**Offers invited £145,000**

A spacious two-bedroom ground-floor apartment in the heart of Swindon's sought-after Old Town, offering a fantastic opportunity for buyers looking to add their own touch. Requiring some TLC throughout, this property is ideal for first-time buyers, downsizers, or investors and comes with the added benefit of no onward chain.

The accommodation comprises a welcoming entrance hallway, a bright and airy living room, and a separate fitted kitchen. There are two generously sized double bedrooms, including a primary bedroom with an en-suite shower room in addition to the main

bathroom.

Additional features include uPVC double glazing, underfloor heating throughout and one allocated parking space for convenience.

Situated in a prime location with easy access to local shops, cafes, and transport links, this apartment offers comfortable and modern living in a highly desirable area.

Contact Alan Hawkins Property Sales today to arrange a viewing.



## Viewings

**By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222**

**Council Tax: Swindon Borough Council**

**Tax Band C For information on tax banding and rates, please call Swindon Borough Council**

## Management Fee

**Ground Rent - £250 Twice Yearly**

**Service Charge - £1100 Yearly**

**Lease - c131 Years Remaining**

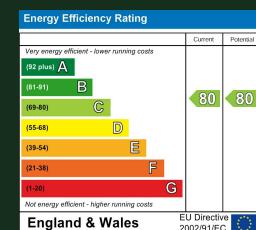
**Gas - None**

**Electric - Mains**

**Water - Mains**

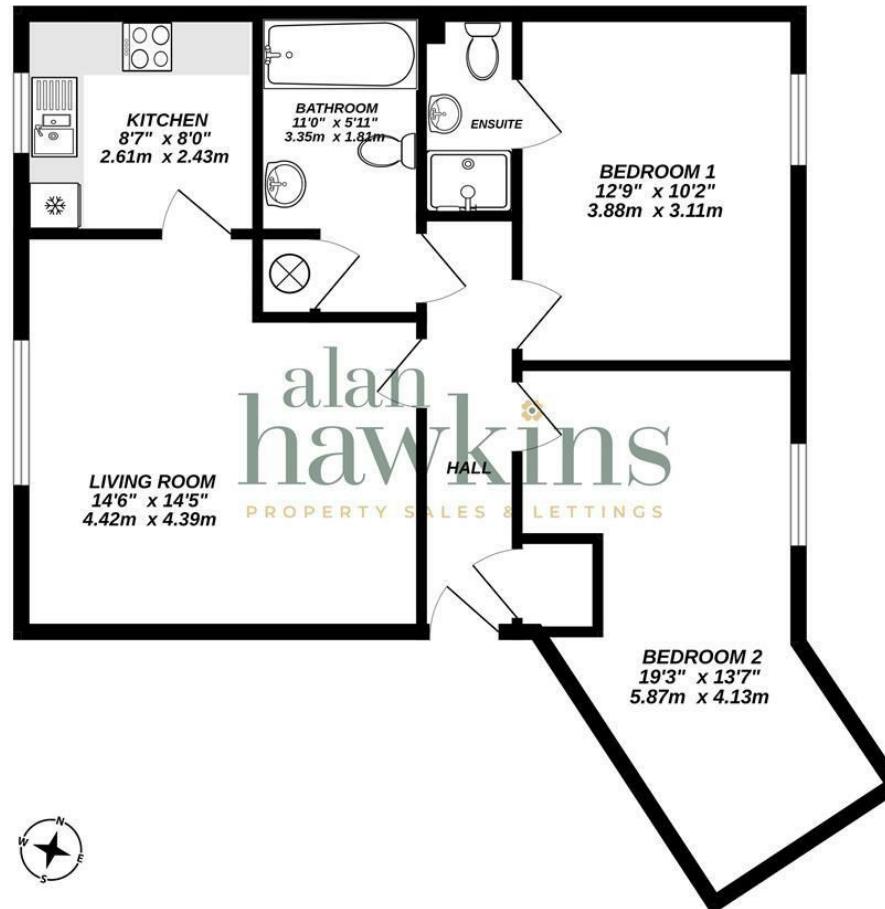
**Drainage - Mains**

**Internet - Up to 61\* Mbps available download speed**



**Energy Efficiency Rating  
(England & Wales)**

GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



**TOTAL FLOOR AREA: 701 sq.ft. (65.1 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**The Property  
Ombudsman**