



25 Yersin Court, Swindon, SN1 4GY  
£150,000

SWINDON  
**HOMES**   
sales, lettings & mortgages

Welcome to this charming two-bedroom flat located in Yersin Court, Swindon. This well-presented property offers a bright and airy atmosphere, enhanced by an abundance of natural light that fills the living spaces.

Built in 2008, this modern flat features a spacious lounge/diner and two large double bedrooms. The layout is thoughtfully designed to maximise space which is rare in properties of this age and type.

Situated in the heart of the old town, the property is close to local schools and other amenities. There are bus routes running nearby and there are easy transport links to Old Town, Town Centre and beyond.

Additionally, this flat comes with underfloor heating throughout and designated parking for one car, a valuable feature in this area. The lease has been recently renewed, so whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to own a lovely home in a sought-after location. Do not miss the chance to make this lovely flat your own!

#### **Communal Entrance**

Entry door, stairs to all floors

#### **Entrance Hall**

3'5" x 13'6" (1.05 x 4.13)

Entrance door, airing cupboard with hot water tank, doors to living room, bedrooms and bathroom

#### **Lounge/ Diner**

Two windows to rear and bay-style window to side aspect, space for family dining table





### **Kitchen**

5'11" x 15'3" (1.82 x 4.67)

Window to rear aspect, units at eye and base level with matching rolltop worktop, Electrolux electric oven with four burner hob over, integrated extractor fan, stainless steel single basin sink, space and plumbing for washing machine, space for fridge freezer, space and plumbing for dishwasher, cupboard housing electric meter

### **Bedroom One**

approx. 17'4" x 14'5" (approx. 5.3 x 4.4)

Window to side aspect

### **Bedroom Two**

10'4" x 15'2" (3.17 x 4.63)

Window to rear aspect

### **Bathroom**

9'10" into 6'4" x 6'6" (3 into 1.95 x 2)

Bath with shower and shower screen, WC and wash basin in vanity into, extractor fan

### **Lease Info**

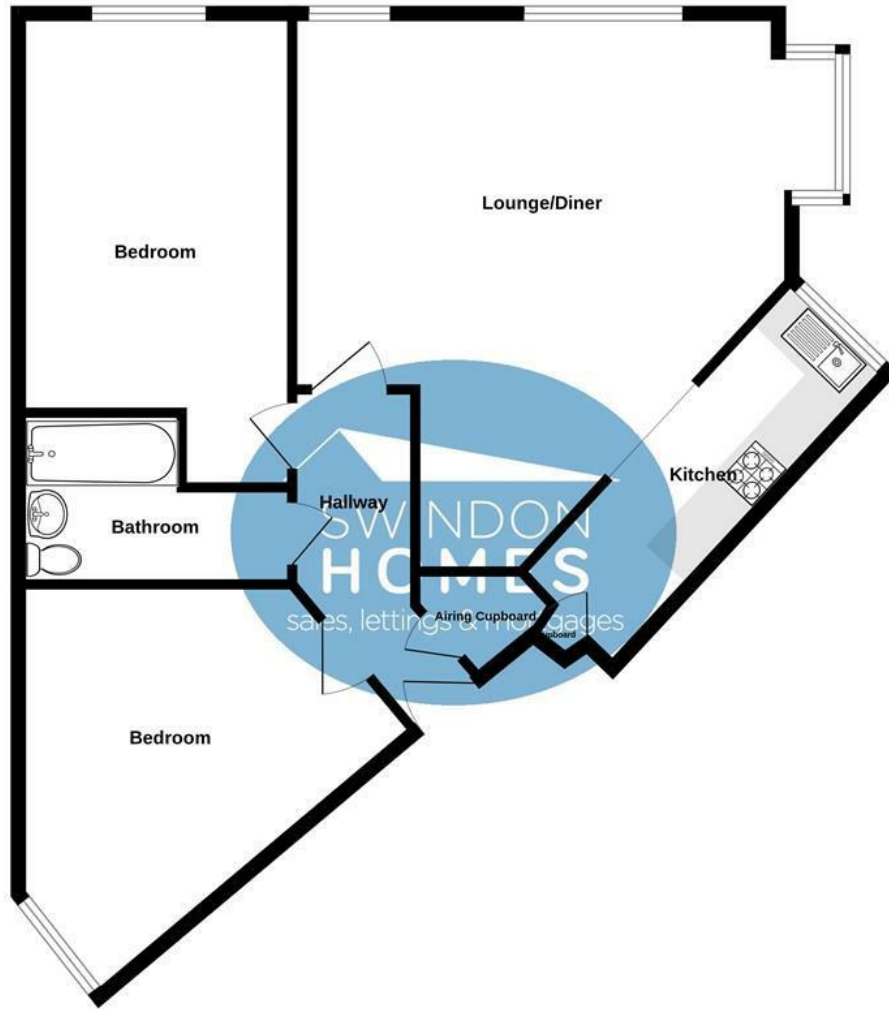
The lease has been renewed and currently has 974 years left to run

Ground rent & Service charges £1,711.63 for 24/25

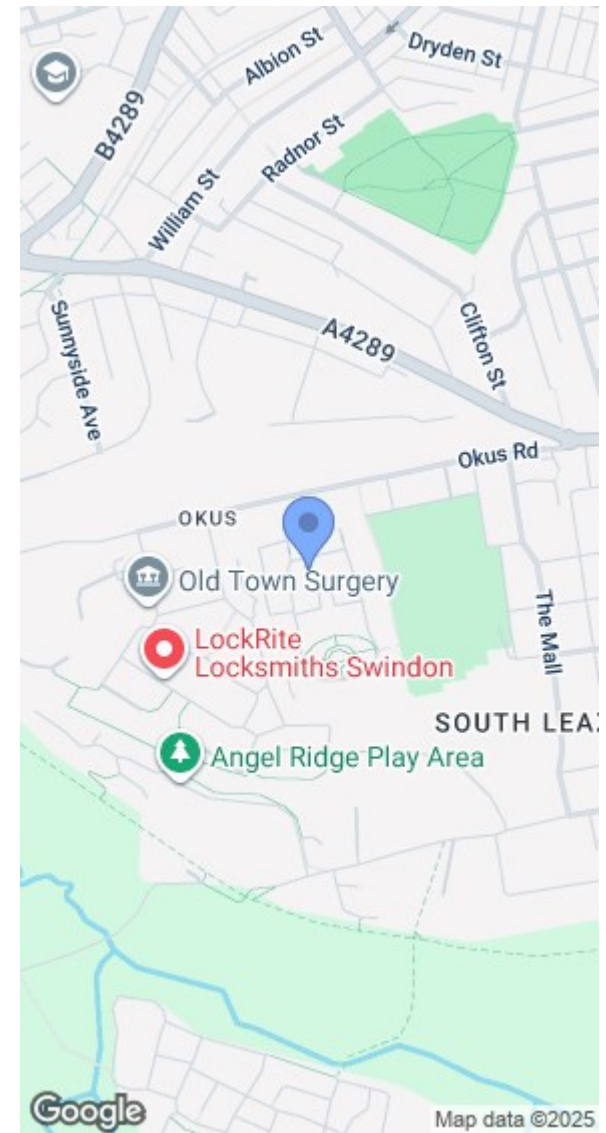




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2025



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	