



# Chain Court, Swindon, SN1 4GW

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PROPERTY SALES & LETTINGS





- 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

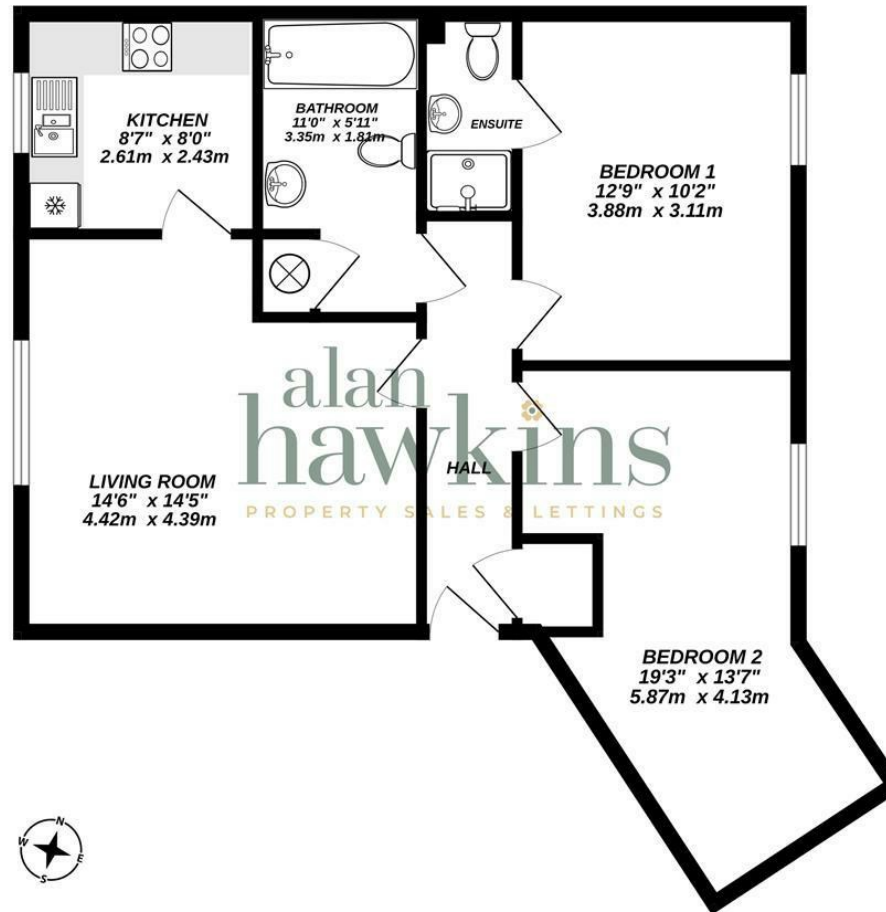
Ground Rent - £250 Twice Yearly  
Service Charge - £1100 Yearly  
Lease - c131 Years Remaining

## Energy Efficiency Rating (England & Wales)

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



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 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 is given as to their operability or efficiency can be given.  
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