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Hooks Hill, Swindon, SN5 4AS

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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PROPERTY SALES & LETTINGS





- Brand New First Floor Apartment
- Open Plan Kitchen & Lounge
- Allocated Parking
- Long 999 Year Lease
- Pets Permitted
- One Bedroom
- Stunning Views To The Rear
- No Ground Rent
- 10 Year ABC Warranty

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# 9 Hooks Hill Swindon, SN5 4AS

£145,000

Centrally located in the thriving village of Purton, this thoughtfully converted former care home now offers a superb selection of one and two-bedroom apartments. Set across the ground, first, and lower ground floors, these brand-new homes blend modern living with a convenient village lifestyle.

Each apartment benefits from allocated parking, with the majority of the rear-facing properties enjoying private gardens, decked patio terraces, and beautiful far-reaching views over the surrounding countryside - ideal for outdoor dining or simply relaxing.

With a range of layouts designed to suit a

variety of buyers, these homes provide well-proportioned, light-filled accommodation with contemporary finishes throughout. Residents will also enjoy easy access to Purton's wide array of local shops, cafes, and essential amenities, all just a short stroll away.

Whether you're looking for your first home, downsizing, or seeking a well-placed investment, this charming development presents an exciting opportunity to be part of a vibrant village community.

For more information or to arrange a viewing, contact Alan Hawkins Property Sales today.



### Viewings

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

Council Tax: Wiltshire Council

Tax Band A For year 2025/26 = £1613.53  
For information on tax banding and rates,  
please call Wiltshire Council

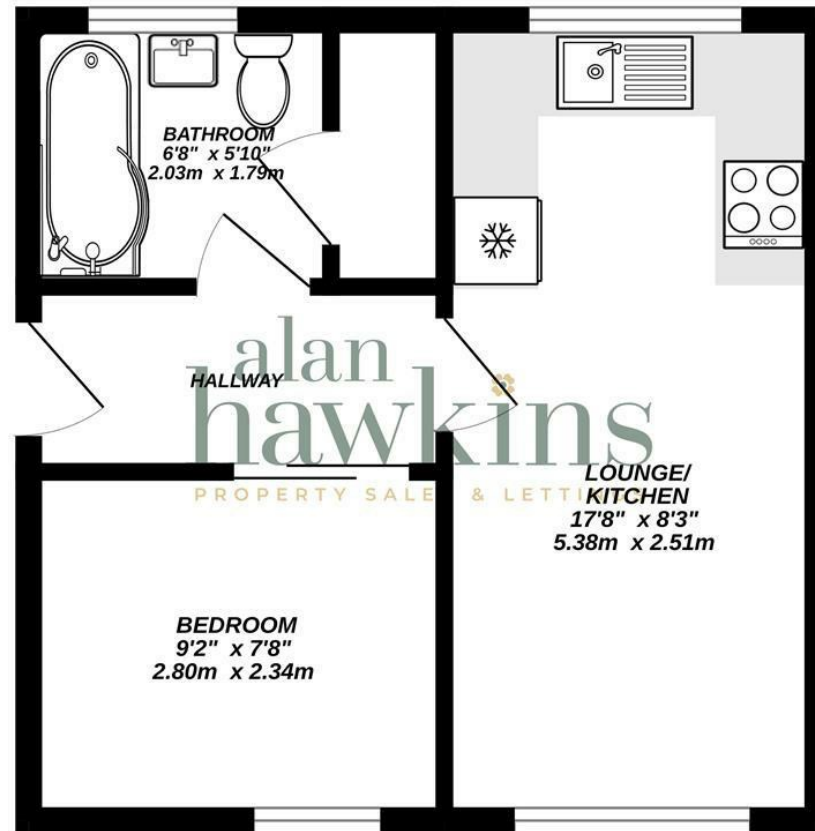
999 Year Lease  
£0 Ground Rent  
Service Charge £1100 - £1200 p/a  
Pets Permitted  
10 Year ABC Warranty



### Energy Efficiency Rating (England & Wales)

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

**FIRST FLOOR**  
307 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 307 sq.ft. (28.6 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 as to their operability or efficiency can be given.  
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