

for sale

offers over **£165,000**



## Chain Court SWINDON SN1 4GW

Introducing this lovely two bedroom apartment which has been beautifully decorated throughout by the current owner. In a lovely quiet location within Old Town yet still close to the many shops, bars and eateries that is on offer. Viewing is highly recommended to fully appreciate this property!



# Chain Court SWINDON SN1 4GW

## Internal Features

### **Entrance Hall**

Access to Living / Dining Area, Bathroom and Both Bedrooms,  
Two Storage Cupboards

### **Living / Dining Room**

18' 7" x 14' 5" ( 5.66m x 4.39m )  
Double Glazed Window to Front,

### **Kitchen**

10' 3" x 8' ( 3.12m x 2.44m )  
Double Glazed Window to Front, Brand New Top of the Range  
Modern Kitchen comprising of: Range of Wall and Base Units  
with Quartz Worktops Over, Sink with Boiling Water Tap, Built In  
Oven with Induction Hob and Extractor Hood Over, Integrated  
Washing Machine, Integrated Dishwasher, Integrated Fridge /  
Freezer.

### **Bedroom 1**

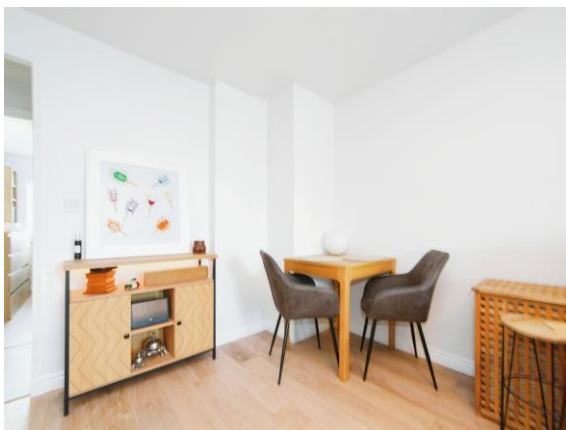
10' 7" x 8' ( 3.23m x 2.44m )  
Double Glazed Window to Rear

### **Bedroom 2**

10' 2" x 7' ( 3.10m x 2.13m )  
Double Glazed Window to Rear

### **Bathroom**

Three Piece Suite comprising of WC, Pedestal Sink, Panel Bath  
with Shower and Folding Screen Over







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [swindonoldtown@connells.co.uk](mailto:swindonoldtown@connells.co.uk)**

3-5 Victoria House, Albert St  
 SWINDON SN1 3BG

Property Ref: SND102391 - 0004

**Tenure:** Leasehold

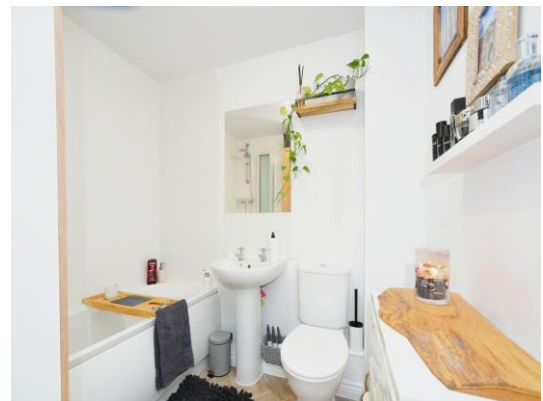
**EPC Rating:** B

**view this property online [connells.co.uk/Property/SND102391](http://connells.co.uk/Property/SND102391)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Oct 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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