



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

**SWINDON
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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

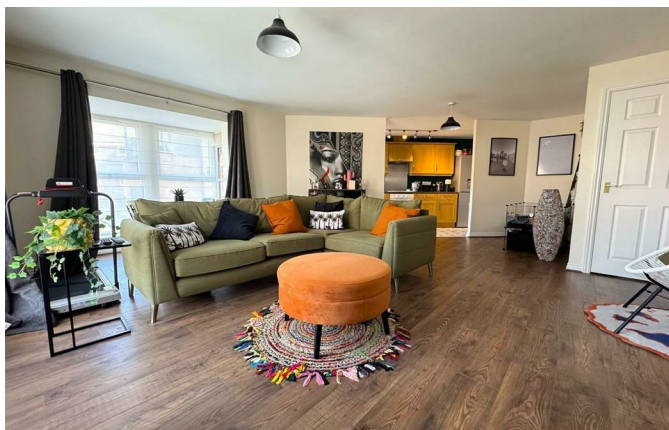
Entrance Hall

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

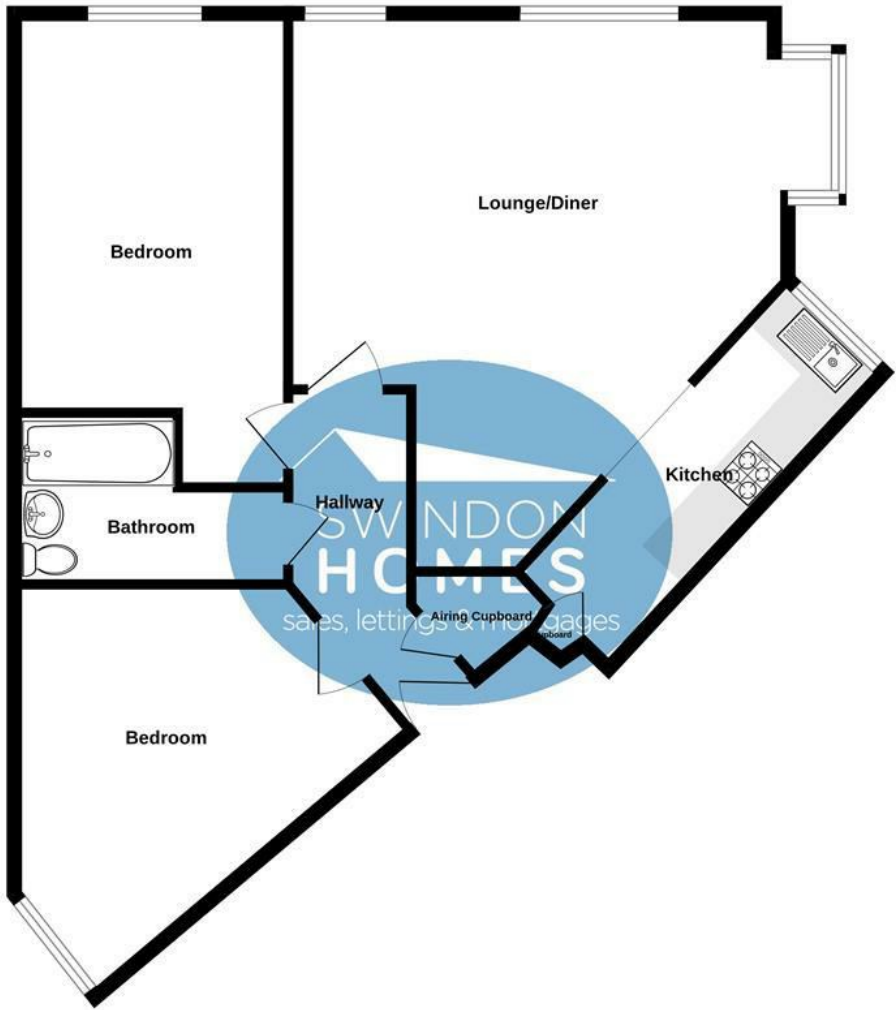
The lease has been renewed and currently has 974 years left to run

Service charges £1,711.63 for 24/25





2ND 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.
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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			

Environmental Impact (CO ₂) Rating		Current		Potential	
Very environmentally friendly - lower CO ₂ emissions					
(92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC			