

Property details approval form

5 Orchid Court, Guernsey Lane, Swindon, Wiltshire, England, SN25 1XX

Date: 31 March 2026

Property Ref and Version: SDN313149 - 0001

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Property details approval form

5 Orchid Court, Guernsey Lane, Swindon, Wiltshire, England, SN25 1XX

Date: 31 March 2026

Property Ref and Version: SDN313149 - 0001

○ Price

guide price £120,000

Tenure: Leasehold

○ Key Features

- > Energy Rating: B
- > NO ONWARD CHAIN!
- > One Bedroom Retirement Apartment
- > Exclusive Over 55's Development
- > Open plan living accommodation with modern kitchen and integrated appliances
- > Wet Room
- > Residential and visitors parking
- > Located in Haydon End North Swindon
- > Viewing Highly Advised!

○ Short Description

NO ONWARD CHAIN! A well-presented RETIREMENT APARTMENT exclusive for residents Over 55's, situated within the popular Orchid Court development in HAYDON END NORTH SWINDON. Residential parking and visitors parking. WET ROOM

○ Long Description

NO ONWARD CHAIN! A well-presented one-bedroom retirement apartment for residents aged 55 and over, situated within the popular Orchid Court development in Haydon End, North Swindon.

The accommodation offers comfortable open-plan living, featuring a modern fitted kitchen with integral appliances, providing a practical and contemporary space for day-to-day use. The property includes a good-sized bedroom and a convenient wet room, designed with accessibility in mind.

Orchid Court provides a welcoming community environment, benefiting from lift access to all floors, communal lounges, and well-maintained communal gardens that can be enjoyed by all residents. The development is designed to support independent living while offering shared spaces for social interaction.

The property has also had a recent boiler replacement, offering added reassurance to prospective purchasers.

Externally, there is residential and visitors' parking, ensuring ease of access for both occupants and guests.

This apartment is an ideal option for those seeking a comfortable home within a supportive and friendly retirement community.

Property details approval form

5 Orchid Court, Guernsey Lane, Swindon, Wiltshire, England, SN25 1XX

Date: 31 March 2026

Property Ref and Version: SDN313149 - 0001

○ Directions

○ Agents Note

Property details approval form

5 Orchid Court, Guernsey Lane, Swindon, Wiltshire, England, SN25 1XX

Date: 31 March 2026

Property Ref and Version: SDN313149 - 0001

○ Room Description

Accommodation Details

Entrance Hall

Door to the communal entrance. Door to the lounge, bedroom and wetroom. Storage cupboard. Radiator.

Lounge

16' 7" x 13' 2" (5.05m x 4.01m)

Double glazed window to the rear aspect. Television point. Telephone point. Intercom. Radiator.

Kitchen

8' 8" x 7' 4" (2.64m x 2.24m)

Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Boiler. Integrated oven, four ring electric hob, cooker hood, fridge freezer and washing machine. Tiled splash back to water sensitive areas.

Bedroom

12' 10" x 10' 1" (3.91m x 3.07m)

Double glazed window to the rear aspect. Radiator.

Wet Room

Shower, wash hand basin and WC. Electric heater. Extractor fan.

External Features

Parking

There is communal parking on site.

Property details approval form

5 Orchid Court, Guernsey Lane, Swindon, Wiltshire, England, SN25 1XX

Date: 31 March 2026

Property Ref and Version: SDN313149 - 0001

○ Room Description

Property details approval form

5 Orchid Court, Guernsey Lane, Swindon, Wiltshire, England, SN25 1XX

Date: 31 March 2026

Property Ref and Version: SDN313149 - 0001

○ Room Description

Property details approval form

5 Orchid Court, Guernsey Lane, Swindon, Wiltshire, England, SN25 1XX

Date: 31 March 2026

Property Ref and Version: SDN313149 - 0001

○ Property Images



Property details approval form

5 Orchid Court, Guernsey Lane, Swindon, Wiltshire, England, SN25 1XX

Date: 31 March 2026

Property Ref and Version: SDN313149 - 0001

○ Property Images



Property details approval form

5 Orchid Court, Guernsey Lane, Swindon, Wiltshire, England, SN25 1XX

Date: 31 March 2026

Property Ref and Version: SDN313149 - 0001

○ Property Images



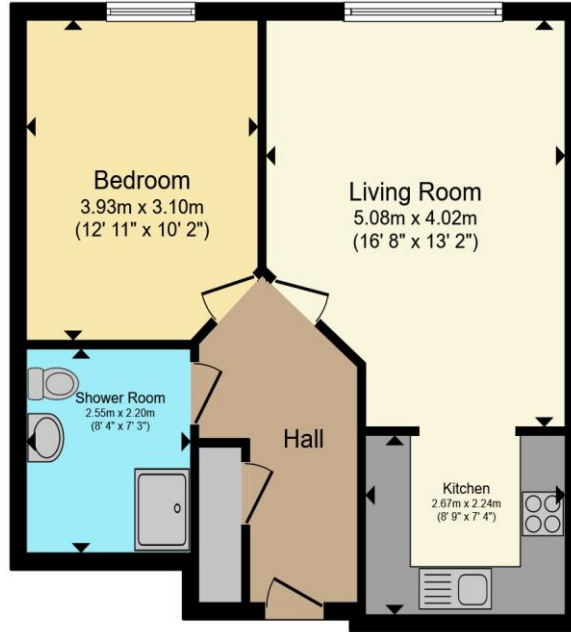
Property details approval form

5 Orchid Court, Guernsey Lane, Swindon, Wiltshire, England, SN25 1XX

Date: 31 March 2026

Property Ref and Version: SDN313149 - 0001

○ Floor Plan



Total floor area 51.3 m² (552 sq.ft.) approx

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.propertybox.io

Connells

○ Approval

Signature

Date

	Signature	Date
Nick Catlin		
Mr M. Binding		