

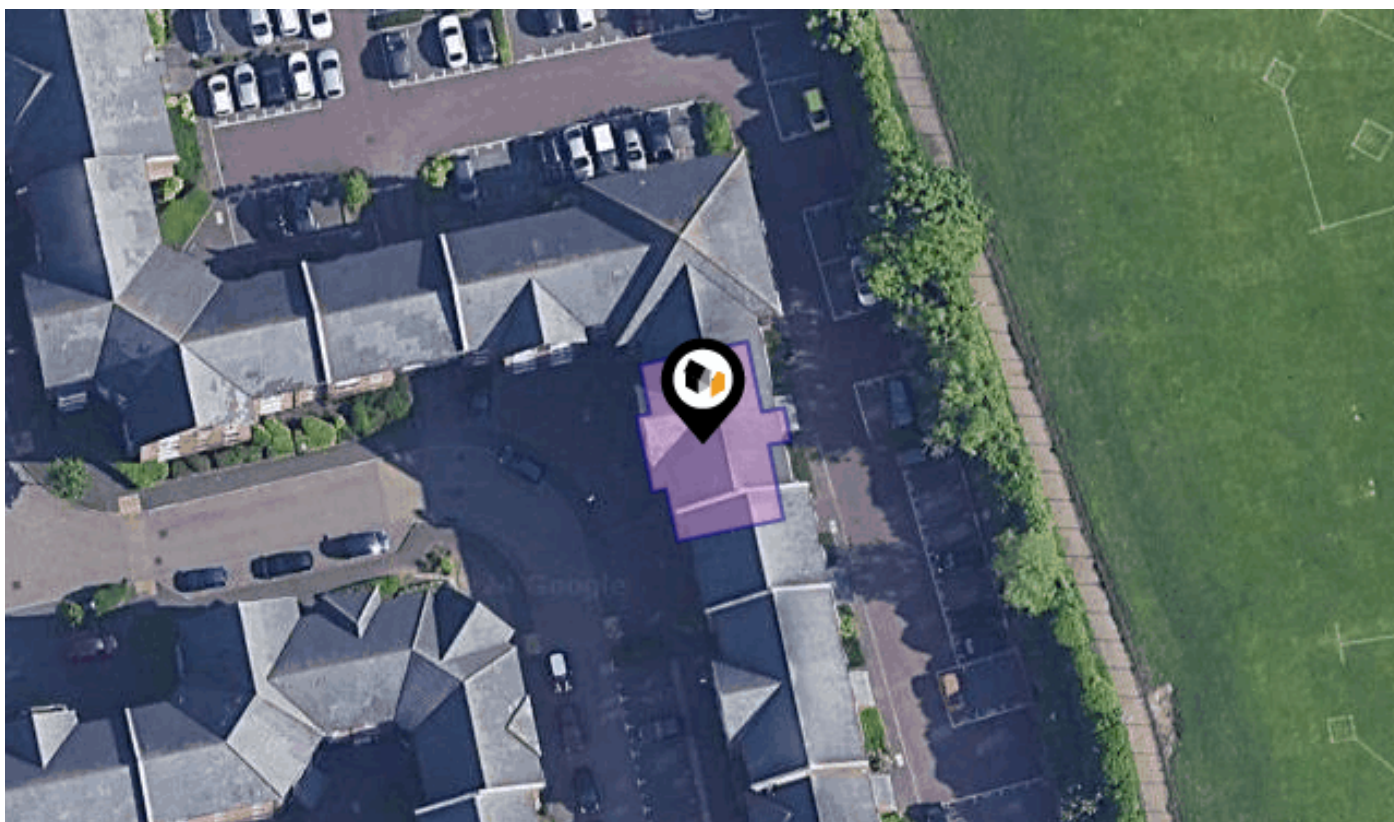


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 05th March 2024



CHAIN COURT, SWINDON, SN1

McFarlane Sales & Lettings Ltd

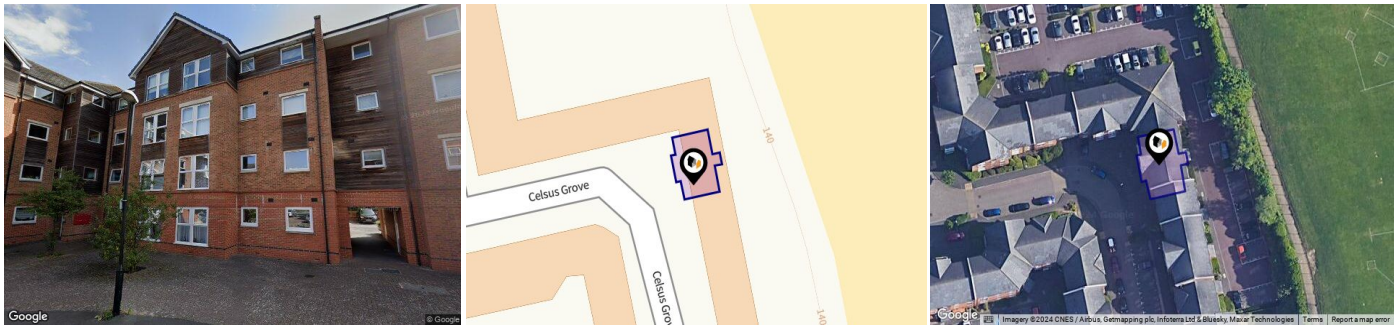
28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

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Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£193
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	764 ft ² / 71 m ²	Start Date:	06/11/2008
Plot Area:	0.04 acres	End Date:	01/07/2106
Year Built :	After 2007	Lease Term:	99 years from 1 July 2007
Council Tax :	Band C	Term Remaining:	82 years
Annual Estimate:	£1,762		
Title Number:	WT276587		
UPRN:	10010433510		

Local Area

Local Authority:	Swindon
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	330 mb/s

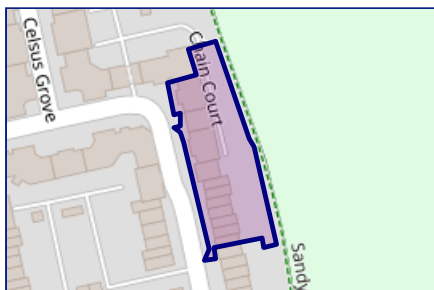
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

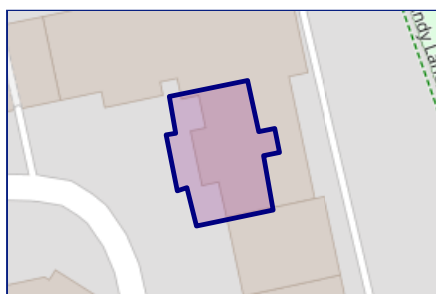


Freehold Title Plan



WT249057

Leasehold Title Plan



WT276587

Start Date: 06/11/2008
End Date: 01/07/2106
Lease Term: 99 years from 1 July 2007
Term Remaining: 82 years

Property EPC - Certificate

Chain Court, SN1

Energy rating

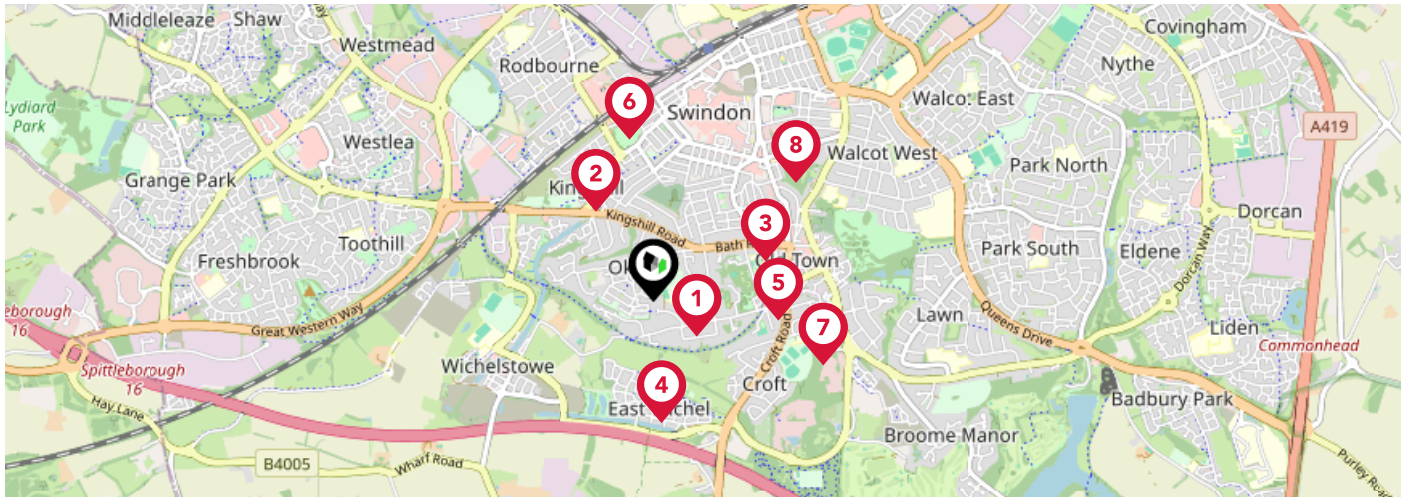
B









Valid until 10.04.2028

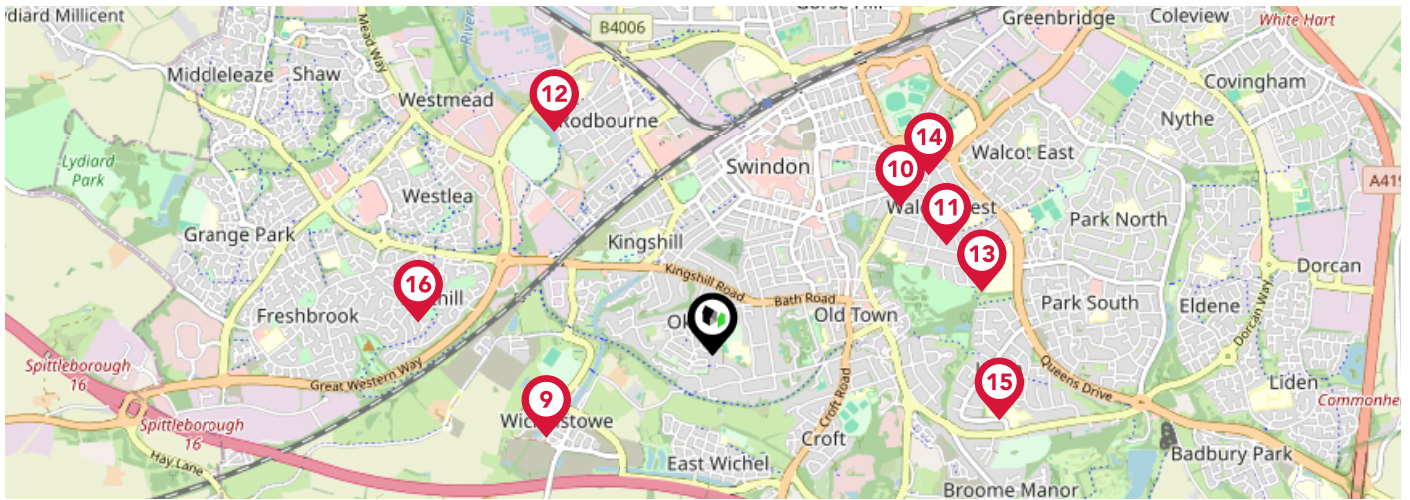
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 18 hour
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric underfloor heating
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 43% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	71 m ²



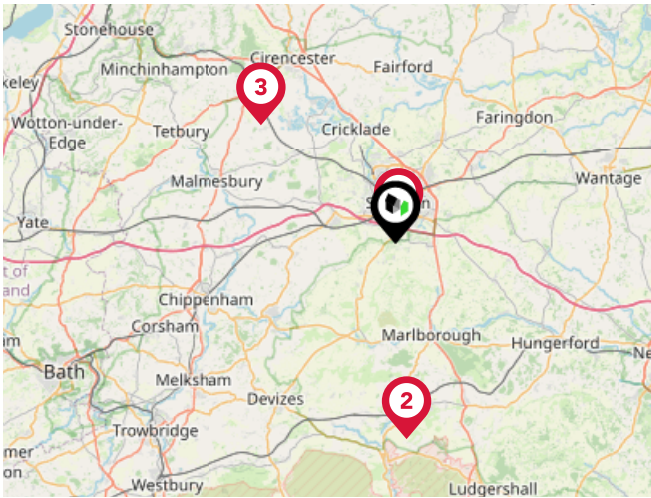
		Nursery	Primary	Secondary	College	Private
	The Commonweal School Ofsted Rating: Good Pupils: 1386 Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Robert Le Kyng Primary School Ofsted Rating: Good Pupils: 417 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King William Street Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	East Wichel Primary School & Nursery Ofsted Rating: Good Pupils: 411 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lethbridge Primary School Ofsted Rating: Good Pupils: 484 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	UTC Swindon Ofsted Rating: Requires Improvement Pupils: 146 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Croft Primary School Ofsted Rating: Outstanding Pupils: 414 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Rod Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 The Deanery CE Academy Ofsted Rating: Not Rated Pupils: 130 Distance:0.86</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Drove Primary School Ofsted Rating: Outstanding Pupils: 743 Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Lainesmead Primary School and Nursery Ofsted Rating: Good Pupils: 454 Distance:1.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Even Swindon Primary School Ofsted Rating: Good Pupils: 706 Distance:1.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Lawn Manor Academy Ofsted Rating: Requires Improvement Pupils: 805 Distance:1.27</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Holy Cross Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 324 Distance:1.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Lawn Primary Ofsted Rating: Good Pupils: 487 Distance:1.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Hazelwood Academy Ofsted Rating: Good Pupils: 254 Distance:1.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

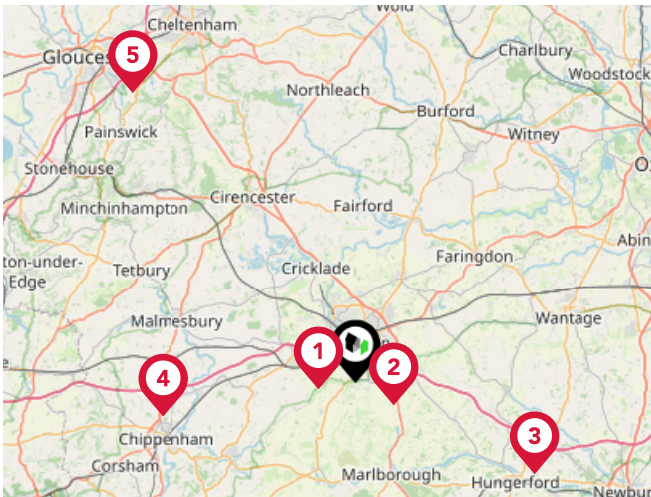
Area

Transport (National)



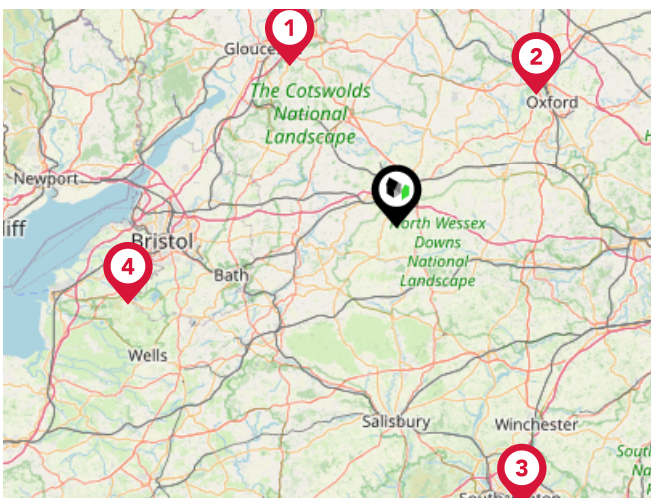
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	1.04 miles
2	Pewsey Rail Station	14.46 miles
3	Kemble Rail Station	13.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	2.69 miles
2	M4 J15	3.29 miles
3	M4 J14	14.9 miles
4	M4 J17	14.4 miles
5	M5 J11A	26.82 miles

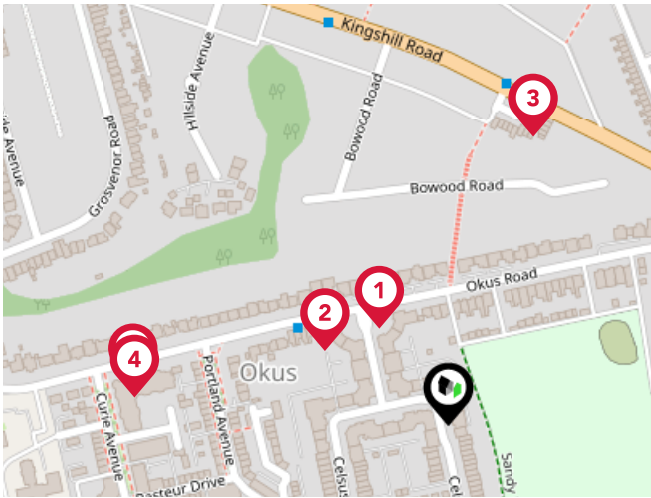


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	28.38 miles
2	London Oxford Airport	28.33 miles
3	Southampton Airport	45.55 miles
4	Bristol International Airport	41.21 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Celsus Grove	0.07 miles
2	Celsus Grove	0.08 miles
3	Bowwood Road	0.17 miles
4	Portland Avenue	0.18 miles
5	Portland Avenue	0.18 miles

McFarlane Sales & Lettings Ltd

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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



mcfarlane

SALES & LETTINGS

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Valuation Office Agency

