



alan

# High Street, Royal Wootton Bassett, SN4 7AF

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

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PROPERTY SALES & LETTINGS



- ATTENTION INVESTORS!
- High Street Location
- Tenants In Situ
- uPVC Double Glazing
- Parking To The Rear

- Two Bedroom Apartment
- Very Well Presented
- Achieving £825pcm
- Electric Heating
- 105 Year Lease



# 45C High Street Royal Wootton Bassett, SN4 7AF

**£145,000**

## **\*\*ATTENTION INVESTORS\*\***

A well presented two bedroom first floor apartment with parking & outside terrace area situated within the heart of Royal Wootton Bassett High Street. The property is currently tenanted and is generating an income of £825pm. Following a number of improvements the property is in a very good state of repair both internally and externally. The property benefits from a modern and nicely decorated

kitchen, modern bathroom with double sized shower, internal hallway, good size sitting room and two good size bedrooms. Access is gained up the stairs via the rear of the property where there is allocated parking for 2 vehicles. For more information or to arrange a viewing, contact Alan Hawkins Property Sales today on 01793 840222



## **Viewings**

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

**Council Tax: Wiltshire Council**

**Tax Band A For year 2023/24 = £1,527.28**  
**For information on tax banding and rates, please call Wiltshire Council**

**Management Fee**

**Maintenance Fee 500.22 p/a**

**Leasehold c105 years remaining**

**Energy Efficiency Rating (England & Wales)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		66
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## First Floor

Approx. 54.4 sq. metres (585.3 sq. feet)



Total area: approx. 54.4 sq. metres (585.3 sq. feet)

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Plan produced using PlanUp.