



The Maltings, Royal Wootton Bassett, SN4 7EZ

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PROPERTY SALES & LETTINGS



- No Onward Chain
- Two Bedrooms With Fitted Wardrobes
- Living Room With Views
- Short Walk To High Street
- uPVC Double Glazing

- First Floor Apartment
- Separate Kitchen Area
- Allocated Parking
- Modern Electric Heating



5 The Maltings Royal Wootton Bassett, SN4 7EZ

£150,000

A two bedroom first floor apartment situated in the popular converted former factory known as 'The Maltings', situated just a short walk from the main High Street.

Offered CHAIN FREE, this particular property occupies an enviable position within the block offering far reaching broken views of the Broad Town Downs. The accommodation is accessed via a secure communal entrance door with an

inner hall giving access to the apartment itself which comprises a hallway, an inviting and light living room and separate kitchen area, bathroom and two good size bedroom both having fitted wardrobes. Outside and directly to the front are numbered allocated parking for one vehicle.

Further attributes include replacement uPVC double glazing, modern replacement electric heating and the residual of a 125 year lease.



Viewings

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

Council Tax: Wiltshire Council

Tax Band B For year 2024/25 = £1,876.03

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

Management Fee

**Maintenance Charges £98 per month
Ground Rent £100 per annum**

Energy Efficiency Rating (England & Wales)

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	

GROUND FLOOR
518 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 518 sq.ft. (48.2 sq.m.) approx.

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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