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Cloatley Crescent, Royal Wootton Bassett, SN4 7FJ

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PROPERTY SALES & LETTINGS



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- Ground Floor Apartment
- Open Plan Kitchen/Living Room
- Bathroom
- Communal Bike Store
- 10 Minute Walk From Countryside Walks Along The Canal

- Two Double Bedrooms
- En-Suite Shower Room
- Allocated Carport Parking
- 15 Minute Walk From Towns High Street



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126 Cloatley Crescent Royal Wootton Bassett, SN4 7FJ

£160,000

An attractive two double bedroom GROUND FLOOR apartment situated within the popular market town Royal Wootton Bassett.

Accessed via a communal entrance door to a well maintained, clean and tidy stairwell and hallway shared with just two neighbours. The apartment itself benefits an entrance hallway with two storage cupboards, a dual aspect open plan lounge/diner & kitchen with integrated oven and hob, two double bedrooms and a primary bathroom with the addition of

an en-suite shower room and fitted wardrobes to bedroom one. Further attributes include uPVC double glazing throughout and gas radiator central heating via a combination boiler. Outside is a courtyard parking area with an allocated parking space under car port. To arrange a viewing contact our friendly sales team at Alan Hawkins Property Sales on 01793 840222.



Viewings

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

Council Tax: Wiltshire Council

Tax Band B For year 2024/25 = £1876.03
For information on tax banding and rates, please call Wiltshire Council

Management Fee

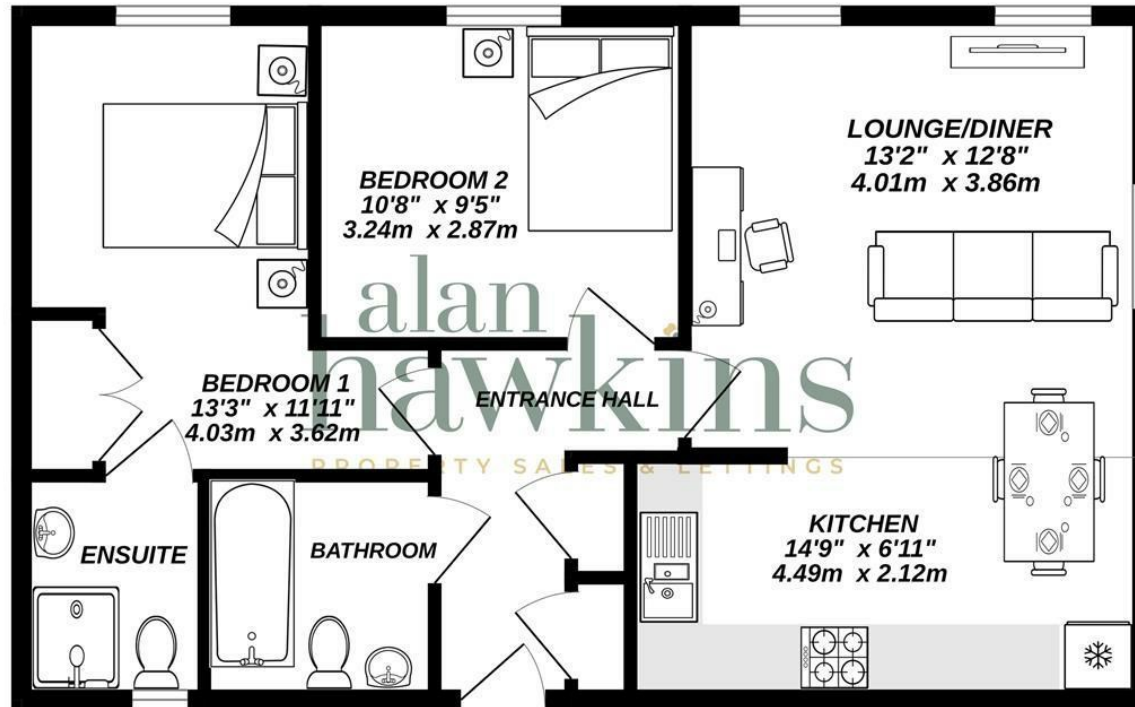
Ground Rent: £275 per year
Service Charge: £194.12 paid monthly (10 months of the year - Jan & Feb Free)

Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(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
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 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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