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Buthay Court, Royal Wootton Bassett, SN4 7FR

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PROPERTY SALES & LETTINGS



- 1st Floor Maisonette
- Prime Location
- Bathroom
- Allocated parking
- Below Average Maintenance Fees.

- 2 Bedrooms
- Open Plan Kitchen/Living Room
- Gas Radiator Central Heating
- Residual of 125 year Lease
- CHAIN FREE!

6 Buthay Court Royal Wootton Bassett, SN4 7FR

£165,000

A very rare to the market 2 bedroom 1st floor maisonette situated in a prime location situated just behind the main High Street allowing for easy access to all the amenities Royal Wootton Bassett's bustling market town has to offer.

Constructed in 2008, this particular property enjoys its own private front entrance, an open plan lounge/kitchen area, bathroom and two bedrooms. Features include gas radiator central heating and sealed unit double glazed windows and allocated parking to the outside.

This property is offered "Chain Free" and would make an ideal ideal purchase for somebody looking for an investment/Airbnb, first time purchase in great town location.

Call Alan Hawkins Property Sales to arrange a viewing on 01793 840222.

Leasehold: Residual of a 125 Year Lease. (108 remaining)



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, Monkton Park, Chippenham, Wiltshire, SN15 1ER. Tel: 0300 456 0109

Management Fee

£720 p/a

Ground Rent £100 p/a

Services:

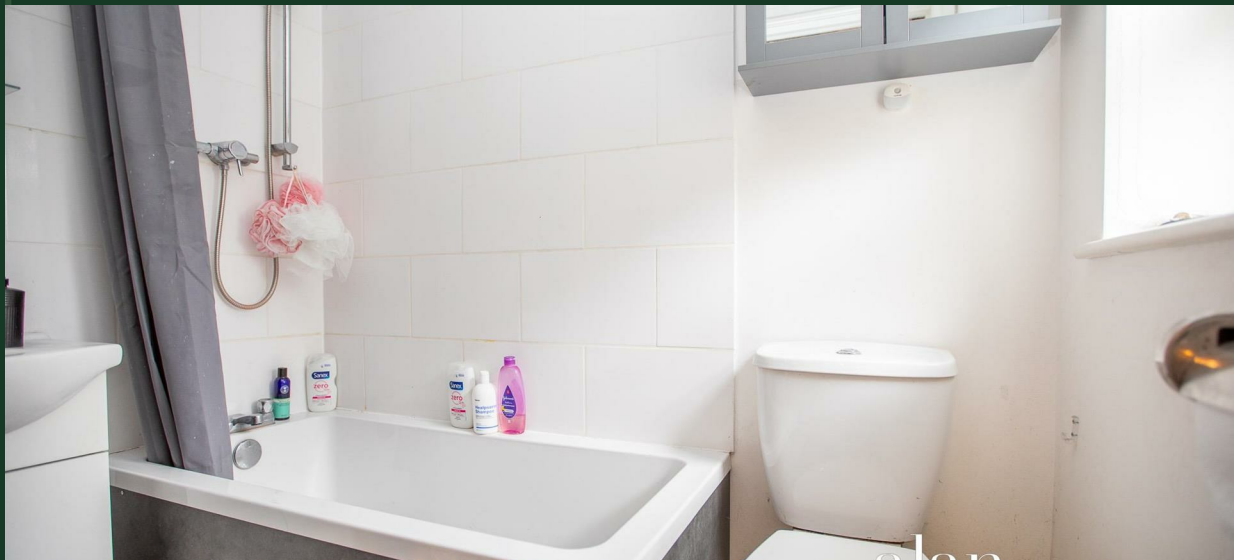
Electric: Mains

Gas: mains

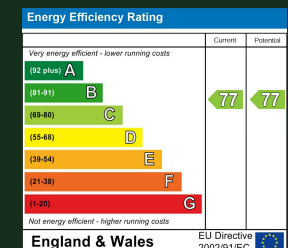
Water: Mains

Flood: None: (Environmental agency)

Internet Speeds: up to 1000 mbps (Ofcom)

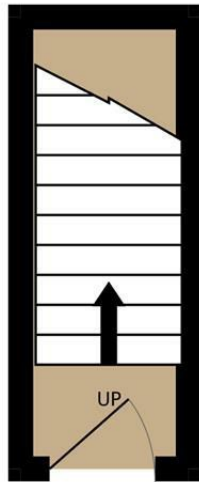


Energy Efficiency Rating (England & Wales)



FIRST FLOOR
499 sq.ft. (46.3 sq.m.) approx.

GROUND FLOOR
42 sq.ft. (3.9 sq.m.) approx.



TOTAL FLOOR AREA : 541 sq.ft. (50.3 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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