



Blenheim Court, Royal Wootton Bassett, SN4 8HQ

01793 840 222 | alanhawkins.co.uk

alan
hawkins
PROPERTY SALES & LETTINGS



- ****Attention Landlords****
- 12 month AST @ £510 pcm
- Separate Double Bedroom
- uPVC Double Glazing
- 999 Year Lease

- Well Maintained Throughout
- 2nd Floor
- Fitted kitchen with Built in oven/hob
- Allocated Parking
- Great Addition to any portfolio

33 Blenheim Court Royal Wootton Bassett, SN4 8HQ

£89,950

* Attention Landlords*

For sale is this well maintained second floor studio apartment. Currently housing a tenant on an Assured Shorthold Tenancy paying £510 pcm

This delightful property comprises a secure communal entrance hall with an intercom system, private entrance lobby, modern bathroom, divided double bedroom area, living area and an open plan modern kitchen to include a built in oven & hob.

Further attributes include uPVC double glazing and allocated parking. These properties are a great addition to any

portfolio, offering a lengthy secure lease, are well managed and provide a very attractive annual yield with a rental income of £600 - £625pcm being achievable.

To arrange a viewing, call our friendly sales office 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 2024/25 = £1608.02

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

Management Fee

£765.00 per annum

£15.00 per annum Ground Rent

There will be a £50 per month contribution to a reserve fund.

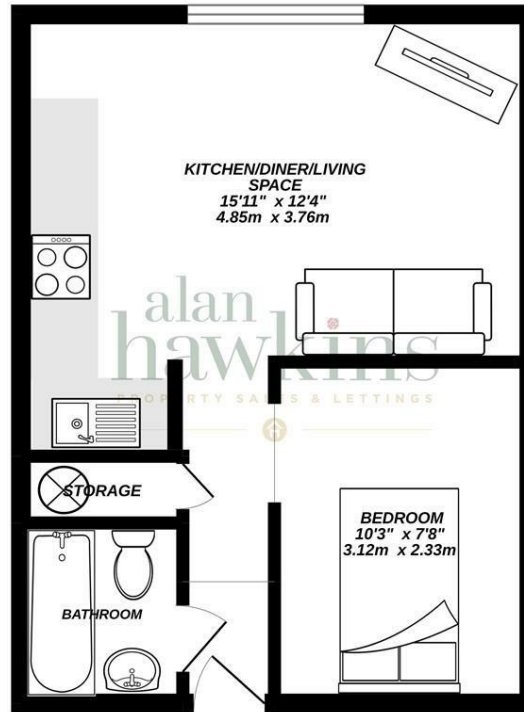
LEASEHOLD Residual of a 999 year lease remaining. Lease commenced 1st July 1976 (953 years remaining)



Energy Efficiency Rating (England & Wales)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | 65 | |
| (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 | |

SECOND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA: 313 sq.ft. (29.1 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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