



alan  
hawkins

# Blenheim Court, Royal Wootton Bassett, SN4 8HQ

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

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PROPERTY SALES & LETTINGS





- Top Floor Studio Apartment
- Dual Aspect Kitchen/Living Room
- Elevated Views
- Popular Investment Opportunity
- Separate Bedroom Area
- Bathroom With Side Window
- Parking To the Front
- 999 Year Lease





# 30 Blenheim Court Royal Wootton Bassett, SN4 8HQ

**£92,500**

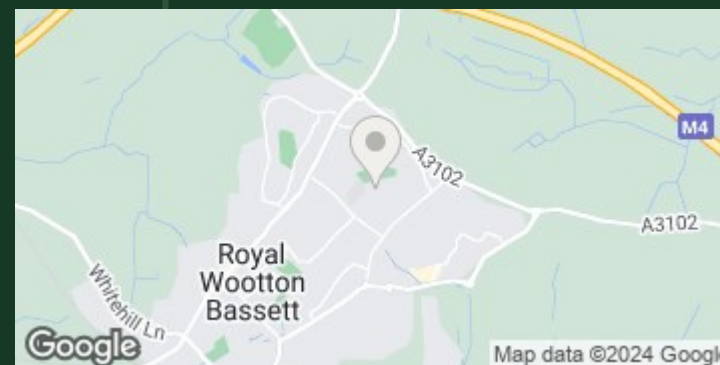
A TOP CORNER studio apartment situated on the second floor in a three storey purpose built block centrally located in Royal Wootton Bassett providing easy access to local shops and amenities including near by bus route and access to the J16 of the M4.

Internally the accommodation is accessed via a carpeted communal hall which is accessed via a secure communal front entrance. Upon entering the apartment there is a lobby which provides access to the bathroom with window to the side, a divided bedroom area and an open plan DUAL ASPECT living and kitchen area.

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 potential rental income of £600 to £625pcm being achievable.

This home also benefits uPVC double glazing, ultrafast broadband speeds with sky quoting an average speed of 145Mb/s mains drainage, mains water & mains electric.

To arrange a viewing, contact 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 A For year 2024/25 = £1608.02

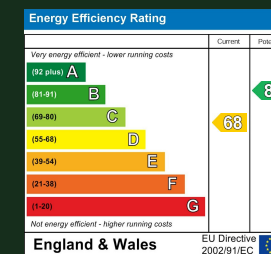
For information on tax banding and rates, please call Wiltshire Council

## Management Fee

£765.00 per annum + £100 contribution to a sinking fund (£50 payable every 6 months)  
£15.00 per annum Ground Rent  
LEASEHOLD Residual of a 999 year lease remaining. Lease commenced 1st July 1976 (953 years remaining)



## Energy Efficiency Rating (England & Wales)



TOP FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 333 sq.ft. (30.9 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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