



Cloatley Crescent, Royal Wootton Bassett Royal
Wootton Bassett, SN4 7FX

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PROPERTY SALES & LETTINGS



- Ground Floor Apartment
- Well Presented Accommodation
- Allocated Parking.
- Great First Time Purchase or Rental Property
- 2 Bedrooms
- Kitchen with Appliances
- Gas Radiator Central Heating
- £925 pcm rental Valuation

187 Cloatley Crescent Royal Wootton Bassett SN4 7FX

£159,995

A rare to the market GROUND FLOOR 2 bedroom apartment located in a modern residential development in Royal Wootton Bassett. Accessed via a secure communal entrance hall, the accommodation comprises an entrance hall with storage leading to an open plan kitchen/diner with integrated oven/hob and washer/dryer being open to the generous living room, 2 good bedrooms and a main bathroom with plumbed shower over bath. There is allocated parking to the rear via a numbered parking space and several guest spaces. Further attributes include uPVC double glazing, Gas radiator

central heating. An ideal first time purchase, bungalow alternative, or rental for the buy-to-let market with a rental valuation of £925pcm. To arrange a viewing call Alan Hawkins Property Sales on 01793 840222.



Viewings

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

Council Tax: Wiltshire Council

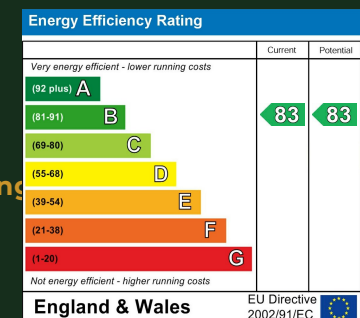
Tax Band B For year 2024/25 = £1876.03
For information on tax banding and rates, please call
Wiltshire Council, Monkton Park, Chippenham,
Wiltshire. SN15 1ER. Tel: 0300 456 0109

Management Fee

Maintenance Charge £603.61 twice yearly
2024/25
Ground Rent £87.50 twice yearly. - Fixed for
(tbc)
Tenure: Leasehold 145 yrs of 155 years
remaining.
Services:
Electric: Mains
Gas: Mains
Water Mains
Internet Speeds: Upto 100 mbps (Ofcom)
Floor Risk: Zero (Environmental Agency)

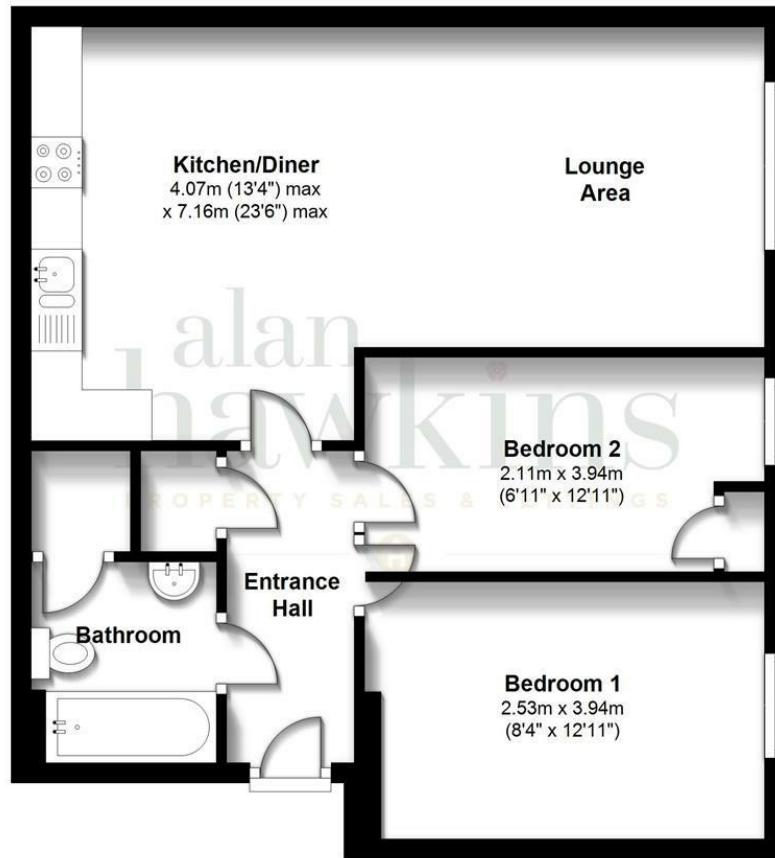


Energy Efficiency Rating (England & Wales)



Ground Floor

Approx. 54.9 sq. metres (590.9 sq. feet)



Total area: approx. 54.9 sq. metres (590.9 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted.

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