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- Rare to the Market
- Ground Floor
- Front & Rear Access
- Electric Wall Mounted Heating
- No Onward Chain

- 1 Bedroom Maisonette
- Allocated Parking
- Upvc Double Glazing
- Modernisation Throughout Required

# 11 Stable Court Wood Street Swindon, SN4 7BB

£145,000

A rare-to-the-market ground floor one-bedroom maisonette with allocated parking, situated in the desirable and popular Wood Street area of Royal Wootton Bassett, just off the High Street and close to all local amenities. Offered chain free, this property benefits from its own private entrance to both the front and rear.

The accommodation comprises a front entrance hall with storage cupboard, a bathroom with shower over bath, a spacious living room with an open archway to the fitted kitchen complete with integrated oven and hob s well as access through to a generous double bedroom. Additional features include uPVC double glazing throughout, modern wall-mounted electric heaters, and benefits an additional door from the kitchen providing access to the outside garden

area and allocated parking space behind.

The property does require full modernisation throughout, but offers an excellent opportunity to put your own stamp on it and create a home to your own taste.

These maisonettes also make excellent rental properties, with a potential rental income of around £875 per calendar month, offering an attractive gross yield of approximately 7.2% (around 6.4% net after management fees of £1,350 per annum)

For more information or to arrange a viewing, contact Alan Hawkins Property Sales 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 2025/26 = £1702.24 For information on tax banding and rates, please call Wiltshire Council

## **Management Fee**

957 Year Lease Ground rent £25 p/a Maintenance Fee £137.50 p/m x 10

# **Energy Efficiency Rating (England &**

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

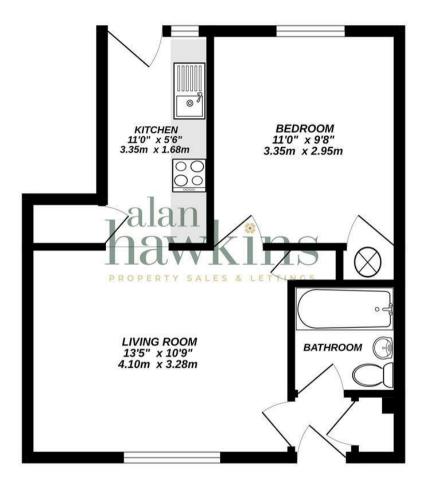
(1-20) G

Not energy efficient - higher running costs

England & Wales

EU Directive CO02/91/EC

## GROUND FLOOR 380 sq.ft. (35.3 sq.m.) approx.



#### TOTAL FLOOR AREA: 380 sq.ft. (35.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, moons and any other terms are approximate and no responsibility to taken for any error, prospective purchaser. The services, systems and applicances shown have on both the table of the prospective purchaser. The services, systems and applicances shown have given be deep the services as to their operability or efficiency can be given.

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## **Alan Hawkins**

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