





## 5 The Maltings, Royal Wootton Bassett, Swindon, SN4 7EZ

- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- First Floor Apartment
- Two Bedrooms
- NO ONWARD CHAIN
- Allocated Parking
- Lounge/Diner
- Kitchen
- Bathroom
- Good Location

Offers In Excess Of £145,000



\*\*\* ATTENTION ALL FIRST TIME BUYERS & BUY TO LET INVESTORS \*\*\* Well presented first floor two bedroom apartment being sold with NO ONWARD CHAIN. The accommodation comprises of entrance hall, living room, kitchen, bathroom and two bedrooms. Property also benefits from allocated parking and uPVC double glazed windows. Located in the popular market town of Royal Wootton Bassett within walking distance of all local amenities and easy access to the M4 motorway. An early viewing is highly recommended.

### **Entrance Hallway**

Airing cupboard. Intercom system. Inset ceiling lights. Laminate flooring. Storage heater.

### **Lounge/Diner**

Two uPVC windows to front elevation. Storage heater.

### **Kitchen**

Matching wall and base units with rolled edge worktops over. Stainless steel sink. Built in single oven. Ceramic hob with extractor hood over. Integral fridge freezer and dishwasher. Space and plumbing for washing machine. Tiled flooring. Part tiled walls. Inset ceiling lights.

### **Bedroom One**

uPVC window to rear elevation. Built in wardrobes. Electric heater. Inset ceiling lights.

### **Bedroom Two**

uPVC window to rear elevation. Built in double wardrobe. Inset ceiling lights.

### **Bathroom**

White suite comprising of panelled bath with electric shower over, pedestal wash hand basin and low level W.C. Extractor fan. Part tiled walls. Laminate flooring. Inset ceiling lights. Electric heater. Loft access.

### **Parking**

Allocated parking space to front of property.

### **Lease Terms**

The Lease has 94 years remaining.

### **Management Charges & Ground Rent**

Management Charges - £945 per annum.

Ground rent - £100 per annum.

### **Sizes**

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

### **Viewings**

Strictly via our Swindon office telephone (01793) 641641.

### **Mortgages**

If you would like independent mortgage advice please call Primary Mortgage Centre on (01793) 616617. Home visits available.

### **Money Laundering**

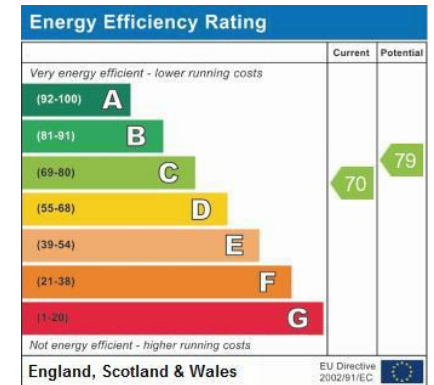
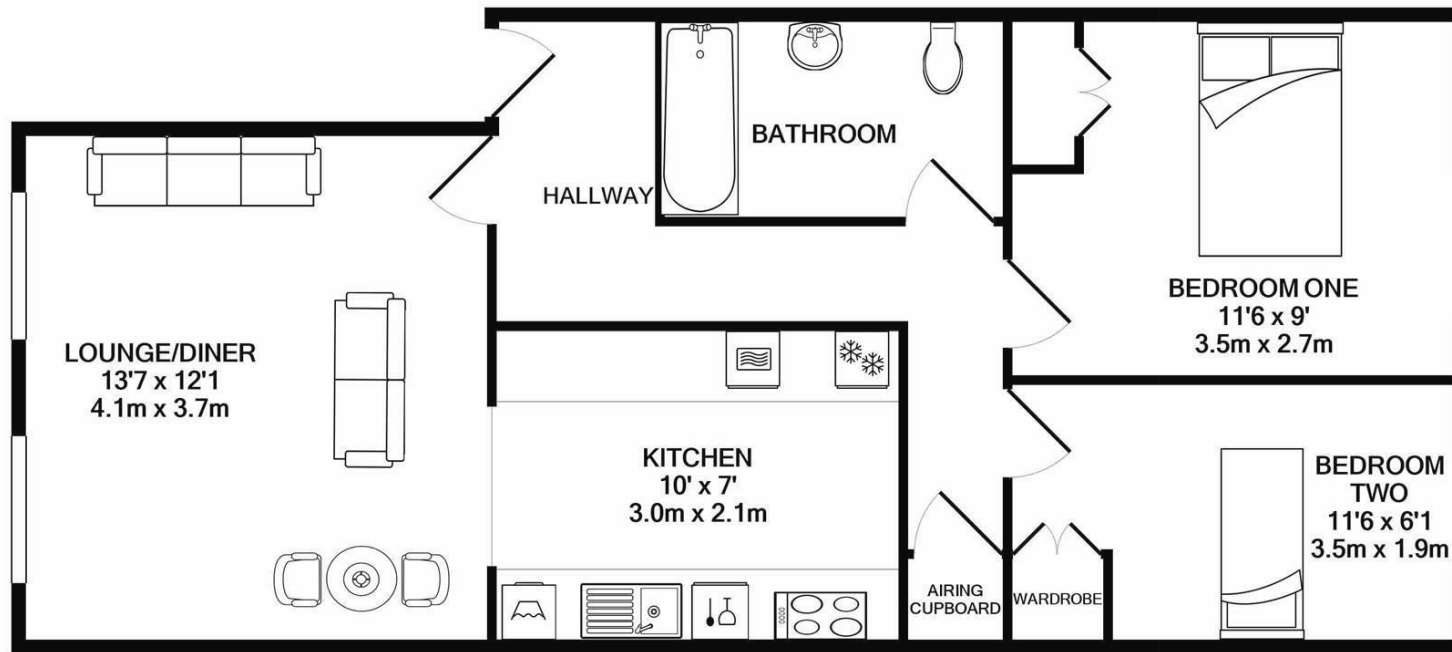
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





# PRIMARY HOMES & LETTINGS

Tel: 01793 641 641



FOR ILLUSTRATION ONLY  
TOTAL APPROX. FLOOR AREA 592 SQ.FT. (55.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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