



📍 Apartment 4 Wiltshire Crescent Wiltshire Leisure Village Vastern, Royal Wootton Bassett, Swindon, Wiltshire, SN4 7PB

🏠 Price Guide £219,000

A very well presented and spacious first floor, two double bedroom apartment situated within The Wiltshire Leisure & Retirement Village. Designed for over 55's the property makes up part of a small block of only four apartments adjoining The Wiltshire Golf and Leisure complex.

- Very Well Presented Apartment
- Over 55's Retirement & Leisure Village
- Two Double Bedrooms
- Allocated Parking
- Electric Ground Source Heat Pump
- Adjacent Golf Course & Leisure Facilities
- Great Views
- Integrated Appliances
- Lift Within Building

🏠 Leasehold - Share of Freehold

🏠 EPC Rating C



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The accommodation includes secure communal entrance with stairs and lift to the first floor. Spacious entrance hall, a triple aspect open plan living space with generous modern kitchen area, two double bedrooms, both with fitted wardrobes and a modern bathroom and en-suite to the main bedroom.

Externally, there is allocated parking and the apartment enjoys a pleasant and far reaching views on two sides of the property.

One quarter share of the freehold owned.

Situation

Set within the grounds of 'The Wiltshire Leisure Village' offering an impressive and comprehensive range of leisure facilities to include a 27 hole golf course, 18m indoor swimming pool, air conditioned gym, cardio theatre, exercise classes, beauty spa, restaurant/lounge and hotel. The local town of Royal Wootton Bassett is easily accessible with a bus stop directly outside; whilst the attractive market towns of Marlborough, Malmesbury and Cirencester are only a short drive. Also within 40 minutes are the historic cities of Bath, Bristol, Swindon and Newbury, all with great shopping. The Avebury Circle, Barbury Castle, Silbury Hill and The White Horse are 15 minutes away, and Stonehenge no more than 45 minutes. For those who love walking or cycling, the Ridgeway runs between the leisure village and Reading, whilst the Westonbirt Arboretum draws visitors from all over the world.

Property Information

Leasehold - 999 years from 2007. Ground rent and maintenance charges payable. Ground Rent & Services charges equate to approximately £4000 per annum (this includes golf memberships for two people).

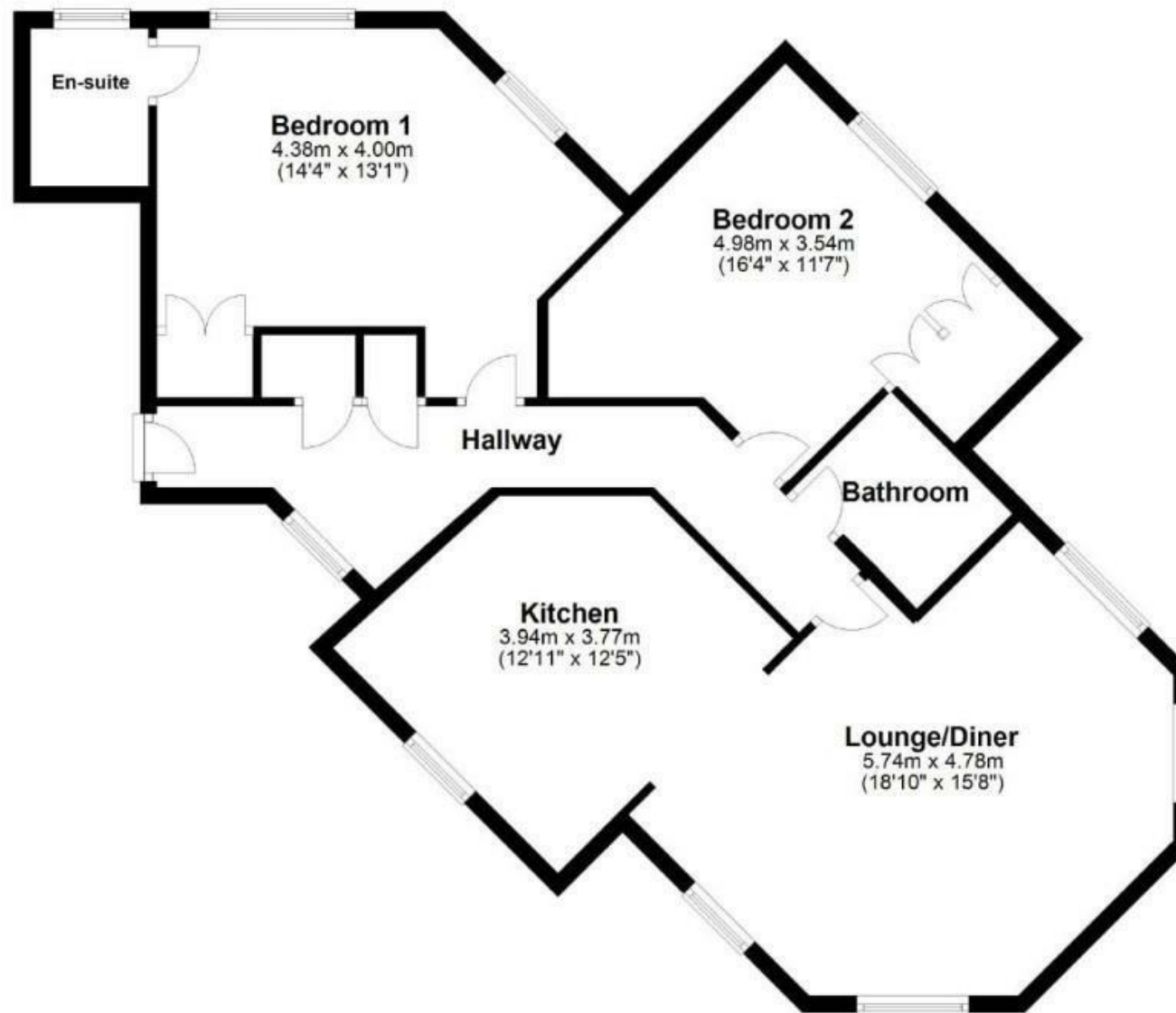
Air Source Heat Pump (Central Heating)

EPC Rating: C

Council Tax Band: D

Share of Freehold





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