



Cloatley Crescent, Royal Wootton Bassett, SN4 7FX

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PROPERTY SALES & LETTINGS



- Top Floor 2 Bedroom Apartment
- Elevated Far Reaching Views
- Two Good Bedrooms
- Allocated Parking To Rear

- Favoured Rear Aspect & Position
- Spacious Lounge/Diner
- Open Plan Kitchen/Living Space
- No Onward Chain

203 Cloatley Crescent Royal Wootton Bassett, SN4 7FX

£159,950

A well-positioned, chain-free, two-bedroom top-floor apartment situated to the rear of a modern residential development in Royal Wootton Bassett. The property enjoys far-reaching views and would make an excellent first-time purchase or investment opportunity.

Accessed via a secure communal entrance, the accommodation comprises an entrance hall leading into a generous open-plan living room and kitchen/diner, with the kitchen fitted with an integrated oven and hob, washer/dryer and dishwasher. There are two well-proportioned bedrooms and a modern main bathroom with a shower over the bath.

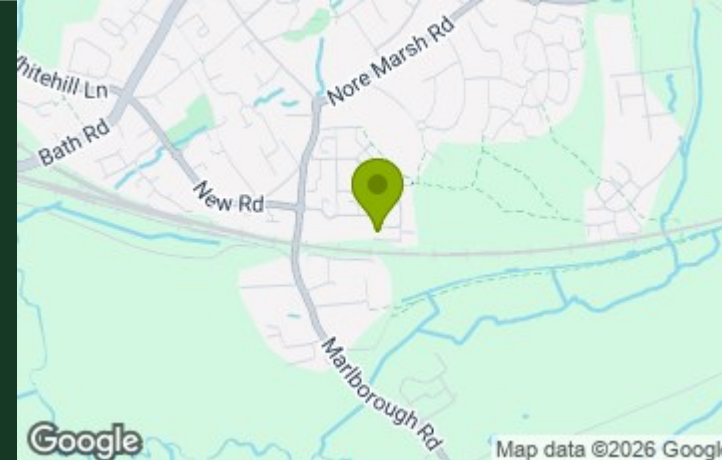
Externally, the property benefits from

allocated parking to the rear, with a numbered parking space, together with additional guest parking.

Further benefits include uPVC double glazing and gas radiator central heating.

An excellent opportunity for a first-time buyer or buy-to-let investor, with a current rental valuation of approximately £950 pcm.

Viewing is highly recommended to appreciate the position, views and accommodation on offer. To arrange your appointment, 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 B For year 2026/27 = £2096.18
For information on tax banding and rates,
please call Wiltshire Council

Management Fee

Service Charge: £1,642.00 (tbc)
Ground Rent: 87.50 Twice Yearly (tbc)

Gas: Mains
Electric: Mains
Tenure: Leasehold - 155 Years from 1st Jan 2014



Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Second (top) Floor

Total Area: 589 ft² ... 54.7 m²

Disclaimer:

These floor plans are provided for guidance only and are not to scale.

All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.

Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.

Fixtures, fittings, furniture, and appliances shown are indicative only and may not be included in the sale or letting.

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