



Wesley Court, Royal Wootton Bassett, SN4 8JZ

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**alan
hawkins**
PROPERTY SALES & LETTINGS



- GROUND FLOOR APARTMENT
- Corner Situated
- Allocated Parking
- No Onward Chain
- Great Alternative to a Bungalow

- Two Bedrooms
- Close to Shops
- Rarely Available
- Lengthy Lease
- Communal Garden



10 Wesley Court

Royal Wootton Bassett, SN4 8JZ

£147,500

**RARELY AVAILABLE - GROUND FLOOR
APARTMENT - NO ONWARD CHAIN**

A rare opportunity to purchase a two-bedroom ground floor apartment, ideally situated within this purpose-built development and conveniently located within a short walk of the local shops and Permanent Green.

Occupying a desirable corner position, the property is accessed via a secure communal entrance and offers well-proportioned accommodation comprising two double bedrooms, a spacious lounge with a open kitchen area, with a range of appliances included. The apartment also benefits from a recently updated, fully tiled shower room.

Further features include electric heating, uPVC double glazing and an allocated parking space. The property is also offered with a lengthy 999-year lease, which commenced in 1977.

Apartments of this type are rarely available on the open market, making an early inspection highly recommended.



Viewings

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

Council Tax: Wiltshire Council

Tax Band A For year 2026/27 = £1796.72
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. c£1200 p/a.
Ground Rent: £15p/a**

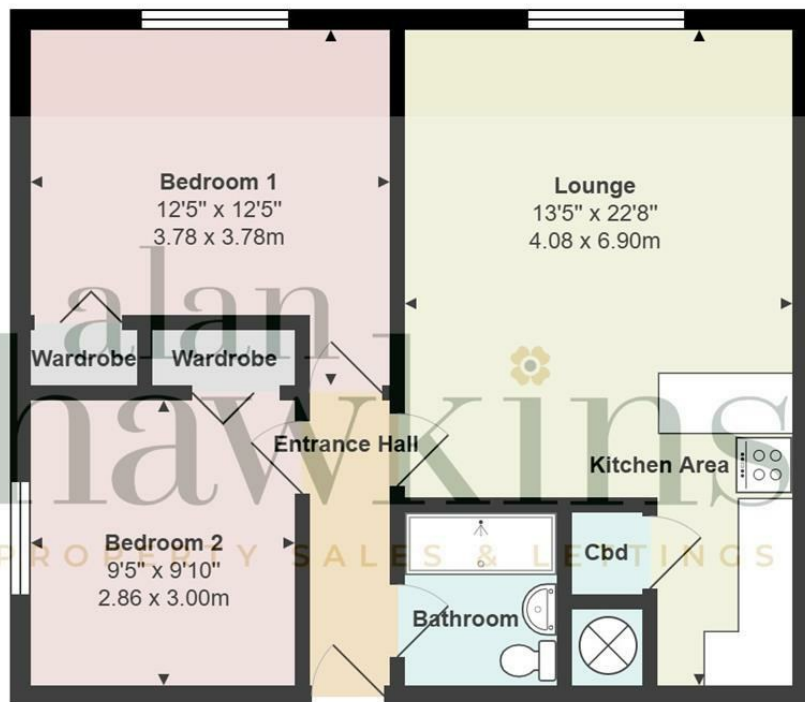
**Gas: None
Electric: Mains
Water & Waste: Mains**

Tenure: Leasehold. 999 Year Lease from 1976



Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		



Ground Floor

Total Area: 596 ft² ... 55.3 m²

Disclaimer:

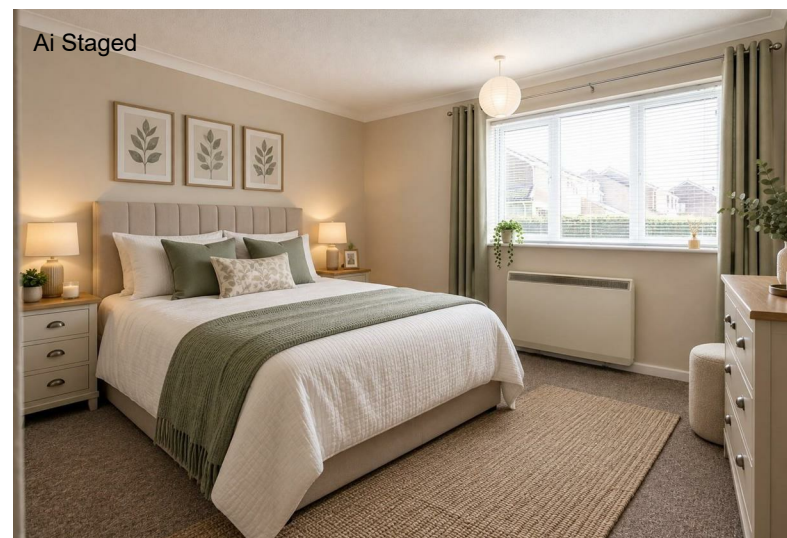
These floor plans are provided for guidance only and are not to scale.

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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