

Shakespeare Road, Royal Wootton Bassett, SN4 8HQ

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PROPERTY SALES & LETTINGS







- First Floor Studio Apartment
- Vacant Possession
- Divided Bedroom Area
- Freshly Decorated
- Newly Installed Front Door.
- Residual of 999 year Lease
- Corner Situated for Extra Natural Light
- Bathroom
- £675 Rental Valuation (8.7% Gross Annual Yield)
- Viewing Recommended



18 Blenheim Court, Shakespeare Road Royal Wootton Bassett, SN4 8HQ

£93,000

Positioned on the first floor, this tidy and well-presented corner studio apartment offers a bright and comfortable living space with the added benefit of a cleverly divided bedroom area, creating a greater sense of separation between the living and sleeping accommodation.

The apartment enjoys a dual-aspect corner position, allowing for plenty of natural light throughout. The open-plan living area is well-proportioned, while the partitioned bedroom space provides added privacy without compromising the studio's spacious feel. The property also benefits from a fitted kitchen, a well-maintained bathroom, and ample storage.

Offered with vacant possession, the property is ready for immediate occupation or letting. For investors, it presents an attractive opportunity with a potential gross annual yield of 8.7%, achieving the rental valuation of £675 pcm and with a lengthy residual of the 999 year lease making it an appealing addition to a buy-to-let portfolio.

Ideal for first-time buyers or investors, Blenheim Court is conveniently located close to local amenities, transport links, and everyday conveniences. Offering a practical layout, a well-kept interior, and excellent investment credentials, this is an excellent opportunity to acquire a ready-to-move-into property.





Viewings

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

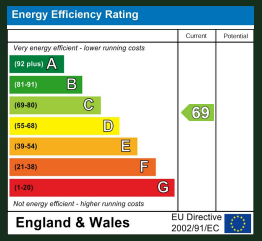
Council Tax: Wiltshire Council

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

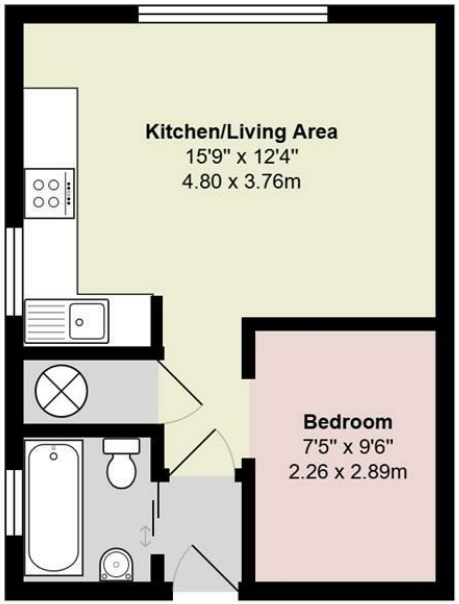
Lease Info

Leasehold - c949 of 999 year lease remaining
Maintenance Fee: £1280 p/a
Ground rent- £15 p/a

Energy Efficiency Rating (England & Wales)



First Floor



Total Area: 336 ft² ... 31.2 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.
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