



# Wesley Court, Royal Wootton Bassett, SN4 8JZ

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- No Onward Chain
- One Double Bedroom
- Recently Replaced Hot Water Cylinder
- Modern Upvc Double Glazing
- Rental Income Potential of £775pcm
- 2nd Floor Apartment
- Modern Dimplex Quantem Heaters
- Recently Replaced Consumer Unit
- Residual of 999 Year Lease
- Great Investment Property

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# 27 Wesley Court Royal Wootton Bassett, SN4 8JZ

**Offers in the region  
of £105,000**

For sale with no onward chain is this one double bedroom, second (top) floor apartment, offering a cosy and low-maintenance living space in the sought-after market town of Royal Wootton Bassett.

The apartment benefits from a number of upgrades in recent years, including a replacement electrical consumer unit, hot water cylinder, uPVC double glazed windows and modern Dimplex Quantum wall-mounted heaters to both the bedroom and living room, leaving only minor cosmetic improvements to personalise the space.

The accommodation comprises an inner

hallway leading to a spacious living room with opening into a compact kitchen with white goods included, a generous double bedroom and a shower room.

Further benefits include a secure communal entrance and allocated parking to the front of the building.

Offered chain free with vacant possession, this property represents an excellent opportunity for a first-time buyer, downsizer or investment purchaser offering a potential rental income of £775pcm. Contact us today to arrange a viewing.



## Viewings

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

**Council Tax: Wiltshire Council**

Tax Band A For year 2025/26 = £1702.24

For information on tax banding and rates,  
please call Wiltshire Council

## Management Fee

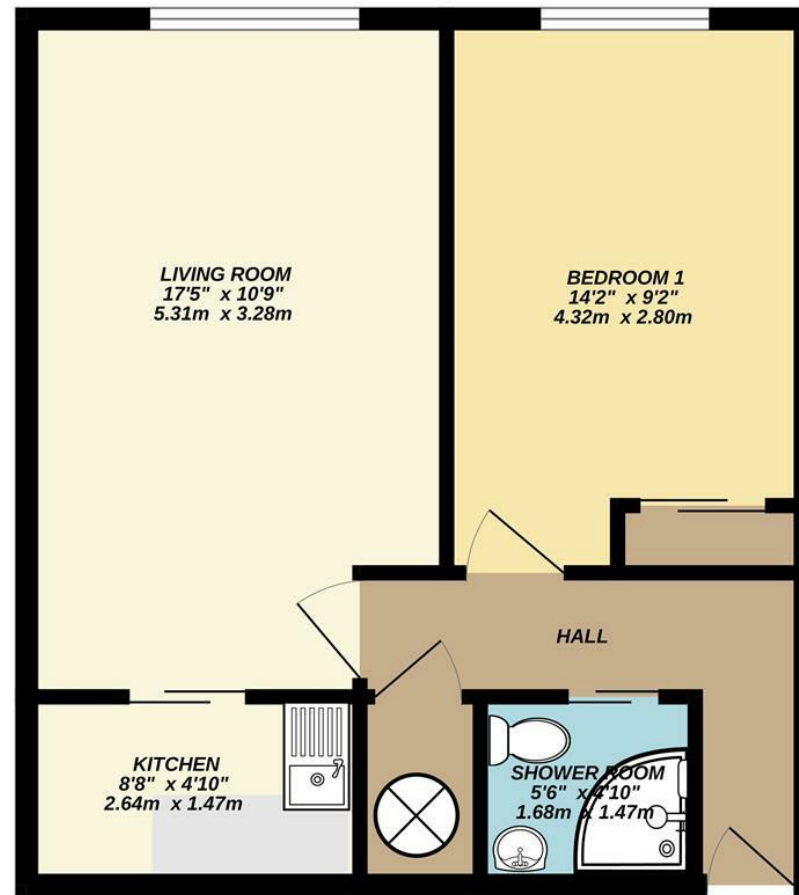
Ground Rent: £25 p/a  
Management Fees: £1065.00 per annum  
Flood Risk: Very Low. (Environmental agency)  
Internet Speeds: up to 1000 mbps (Ofcom)  
Gas: None  
Heating: Electric  
Water + Waste: Mains

## 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		76	82
(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 FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 442 sq.ft. (41.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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