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PROPERTY SALES & LETTINGS

Lime Kiln, Royal Wootton Bassett

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- Large First Floor Apartment
- Kitchen/Breakfast Room
- Feature Bay Windows
- Investment With Tenant In Situ
- No Onward Chain
- Two Generous Bedrooms
- Living/Dining Room
- Bathroom
- Current Rent of £750pcm

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75 Lime Kiln, Royal Wootton Bassett, SN4 7HG

£130,000

An exceptionally spacious TWO DOUBLE BEDROOM first floor apartment, conveniently situated within easy reach of Royal Wootton Bassett High Street and its wide range of shops, amenities and facilities. Offered for sale with NO ONWARD CHAIN, the property presents an attractive opportunity for investors, with a tenant already in situ providing an immediate rental income of £750pcm.

The apartment offers generously proportioned accommodation throughout, with an entrance hallway incorporating useful storage, an impressive 24ft living/dining room, a separate kitchen/breakfast room, two well-sized double bedrooms and a bathroom.

A particular feature of the property is its three attractive bay windows, which provide character and an abundance of natural light. Further attributes include uPVC double glazing, electric heating and relatively modest management charges.

With its substantial room sizes, central location and established tenancy, this apartment represents an appealing investment opportunity within this popular Wiltshire market town.

For further information or to arrange a viewing, contact Alan Hawkins Estate Agents.



Viewings

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

Council Tax: Wiltshire Council

Tax Band A For year 2022/23 = £1450.31
For information on tax banding and rates,
please call Wiltshire Council

Management Fee

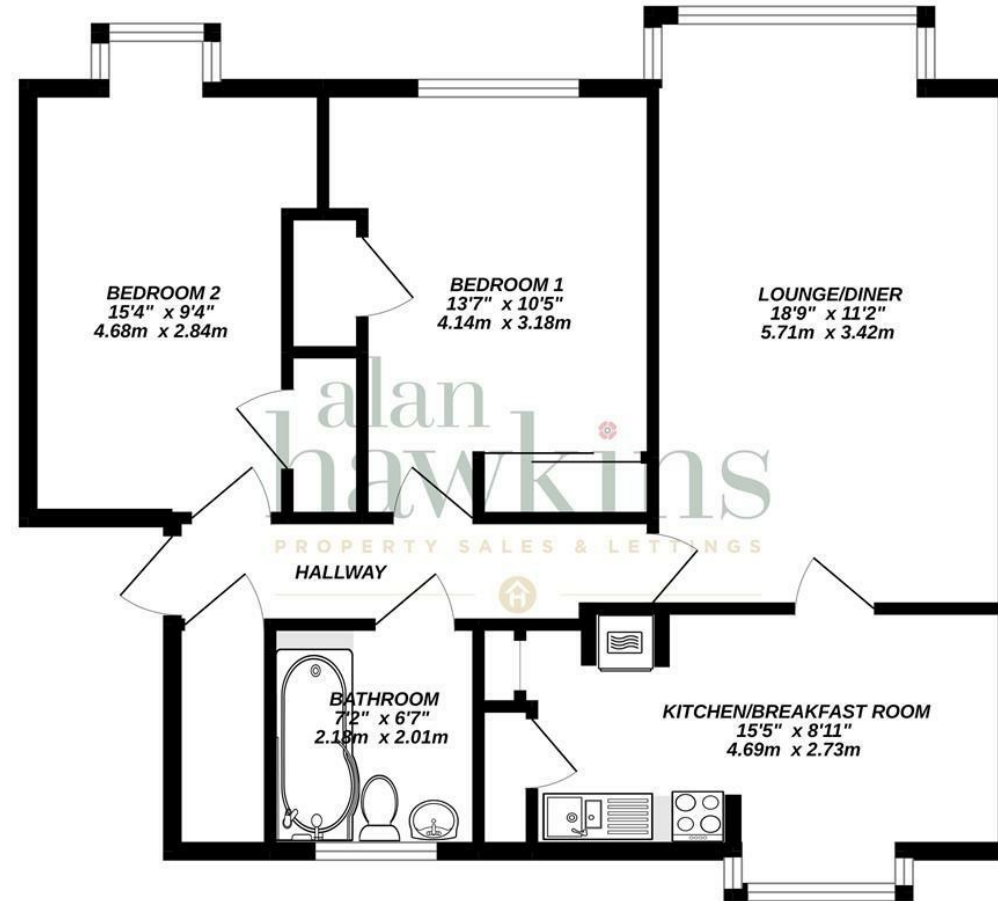
Ground Rent - £
Service Charge - £



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		
	79	82
England & Wales		EU Directive 2002/91/EC

Energy Efficiency
Rating (England & Wales)

FIRST FLOOR
728 sq.ft. (67.6 sq.m.) approx.



TWO BEDROOM 1ST FLOOR APARTMENT

TOTAL FLOOR AREA: 728 sq.ft. (67.6 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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