



THE ROSARY
TINKERS FIELD

Rose Court, Royal Wootton Bassett, SN4

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PROPERTY SALES & LETTINGS

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- No Onward Chain
- Ground Floor Apartment
- Short Walk To High Street
- Lounge/Diner
- Electric wet central heating system with radiators

- Two Double Bedrooms
- Two Allocated Parking Spaces
- Separate Kitchen
- Upvc Double Glazing
- 104 Year Lease Remaining

1 Rose Court Royal Wootton Bassett, SN4 8DN

£165,000

For sale with NO ONWARD CHAIN and ideally situated within short walking distance of Royal Wootton Bassett High Street and local amenities, this two-bedroom ground floor apartment offers well-proportioned accommodation with the benefit of two allocated off road parking spaces.

The accommodation comprises an entrance porch leading into a hallway with useful storage and an airing cupboard, a 21ft lounge/diner providing space for both

seating and dining, and a separate kitchen fitted with cooking appliances. There are also two double bedrooms and a shower room.

Further benefits include an electric boiler with a wet central heating system with radiators, two allocated off-road parking spaces and communal gardens to the side making this a practical option for those looking to live close to the town centre and its range of shops and amenities.



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

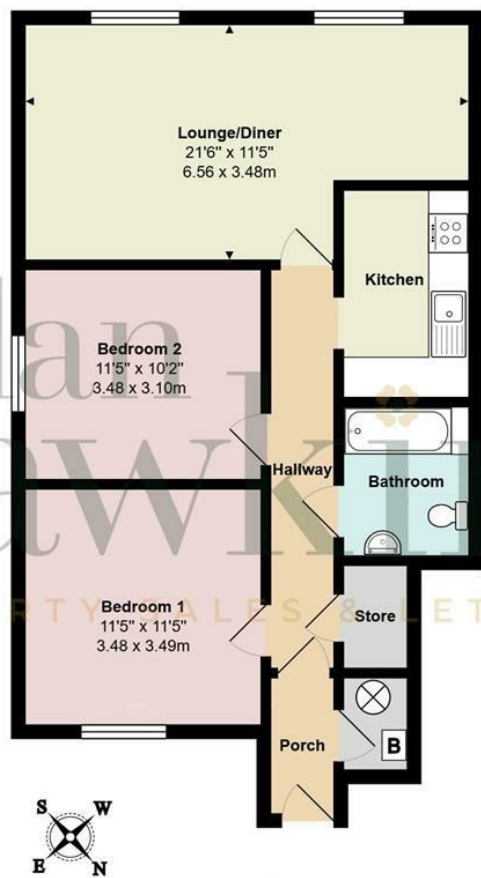
Ground Rent - TBC
Service Charge - £1284.67

Heating - Electric Wet Central Heating
System With Radiators
Electric - Mains
Water - Mains
Drainage - Mains
Internet - Up to 1600 Mbps Full Fibre
available



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

**Energy Efficiency
Rating (England & Wales)**



Ground Floor

Total Area: 730 ft² ... 67.8 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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