



## Wesley Court, Royal Wootton Bassett, SN4 8JZ

**Asking Price £105,000**

- New to the Market
- Fitted Kitchen
- One Allocated Parking Space
- No Onward Chain
- First Floor Apartment
- Double Bedroom with Wardrobe
- Sought After Location
- Spacious Living Room/Diner
- Bathroom Suite
- Ideal Investment or First Time Purchase

**We are delighted to bring to the market a well-positioned, one-bedroom, first-floor apartment located in the popular area of Royal Wootton Bassett. This property is being sold with no onward chain, making it an excellent opportunity for both investors and first-time buyers. The accommodation comprises an entrance hallway, a spacious living room/diner, a fitted kitchen, a double bedroom, and a full bathroom suite. Additionally, the property benefits from one allocated parking space.**

**EPC Rating - C**

**Council Tax Band - A**

**Heating Type - Electric Heating**

**Leasehold**

**Approx 950 Years Remaining**

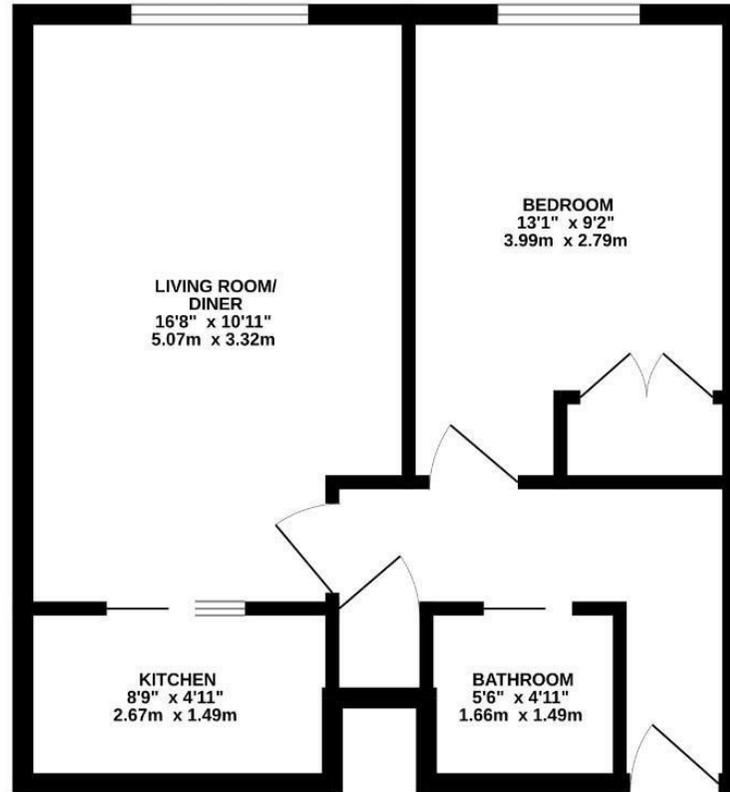
**Approx £1,065.00 Service Charge Per Year**

**Approx £15.00 Annual Ground Rent Charge**





GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 425 sq.ft. (39.5 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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