



# The Maltings, Royal Wootton Bassett, SN4 7EZ

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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PROPERTY SALES & LETTINGS



- Great First Time Purchase/Investment Property
- Close to main High Street
- Living Room with views
- Allocated Parking
- No Onward Chain
- Ground Floor Apartment
- 1 Bedroom
- Replacement uPVC Double Glazing
- Electric Heating
- CHAIN FREE



# 24 The Maltings Royal Wootton Bassett, SN4 7EZ

**£119,950**

Set within the characterful former brewery conversion known as The Maltings, this beautifully presented ground-floor apartment offers an appealing blend of charm and convenience. Tucked away in a conservation area just a short stroll from the High Street, the property is available chain free and enjoys a particularly desirable position within the building, with pleasant, far-reaching glimpses towards the Broad Town Downs.

Accessed via a secure communal entrance, the apartment opens into an inner hall leading to a well-planned layout. Inside, you'll find a welcoming hallway, a spacious double bedroom, a stylish modern bathroom, and a bright, airy living space that flows seamlessly into the kitchen area—perfect for both relaxing and entertaining.

Outside, residents can enjoy well-maintained communal gardens along with the benefit of allocated parking. Additional features include updated uPVC double glazing, electric heating, and the remainder of a 125-year lease.

A charming and ready-to-move-into home—early viewing is highly recommended.



## 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, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

## Management Fee

Management Fee: TBC

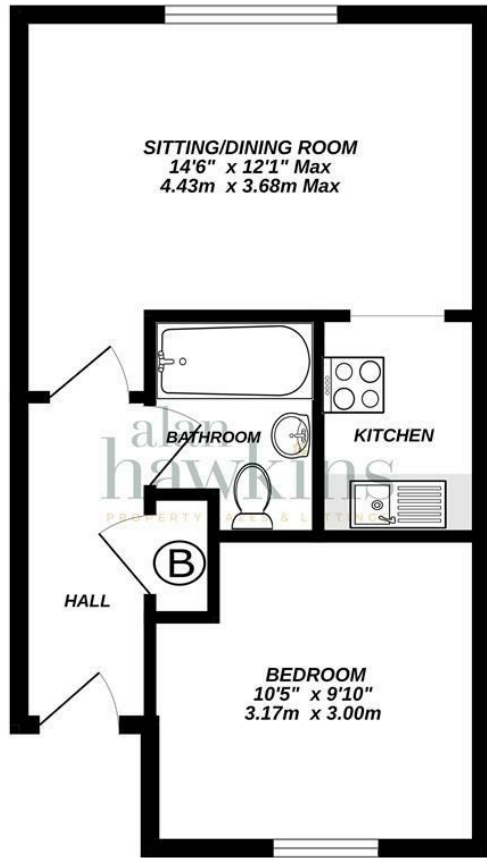
Ground Rent: £100 p/a (Increases by £50 every 25 years)



## 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                                   |  | 69                      | 80        |
| (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 |           |

GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



GROUND FLOOR APARTMENT

TOTAL FLOOR AREA : 366 sq.ft. (34.0 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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