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PROPERTY SALES & LETTINGS

Cloatley Crescent, Royal Wootton Bassett, SN4 7FX

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PROPERTY SERVICES



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- Two Bedroom Apartment
- Secure Communal Entrance
- Open Plan Living
- Walk In Double Width-Shower
- Gas Radiator Central Heating
- Ground Floor!
- Allocated Parking
- Kitchen/Diner/Living Room
- uPVC Double Glazing
- Rental Valuation of c£925pcm

# 213 Cloatley Crescent Royal Wootton Bassett, SN4 7FX

£160,000

A modern 2 Bedroom Ground Floor Apartment in Royal Wootton Bassett with NO ONWARD CHAIN.

Located on the fringe of Royal Wootton Bassett in a modern, purpose-built block of apartments, this well-presented, newly decorated throughout, two-bedroom ground floor property offers a great opportunity for first-time buyers or investors. Set within a residential development with countryside walks and canal-side paths just moments from the doorstep, the apartment enjoys easy access to local amenities.

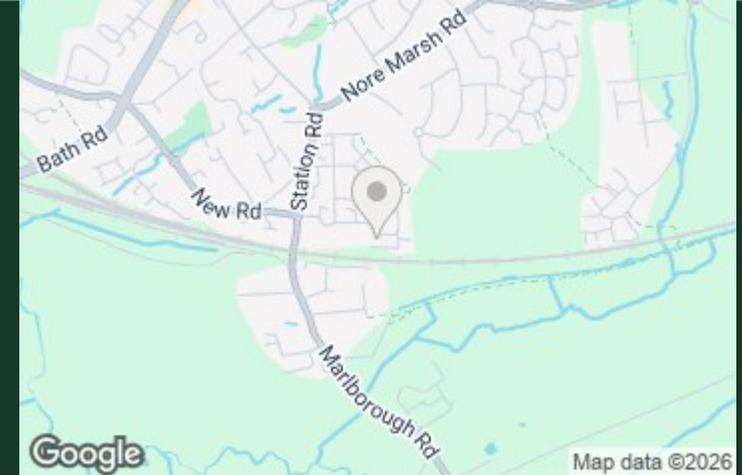
The accommodation is accessed via secure communal entrances at both the front and rear of the building. Inside, you'll find a welcoming entrance hall with a built-in storage cupboard, a modern and re-fitted

shower room with walk-in double width shower and a further airing/storage cupboard, two good-sized bedrooms, and a bright open-plan kitchen, dining, and living area. The kitchen comes equipped with an integrated oven, four-ring gas hob, and washing machine.

The property also benefits from uPVC double glazing, gas radiator central heating, one allocated parking space to the rear, and additional visitor parking.

With a rental valuation of approximately £925 per calendar month, this apartment is a smart choice for buy-to-let investors as well as those looking to take their first step onto the property ladder.

To arrange a viewing, contact our friendly sales team today on 01793 840222.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band B For year 2025/26 = £1985.93  
For information on tax banding and rates, please call Wiltshire Council

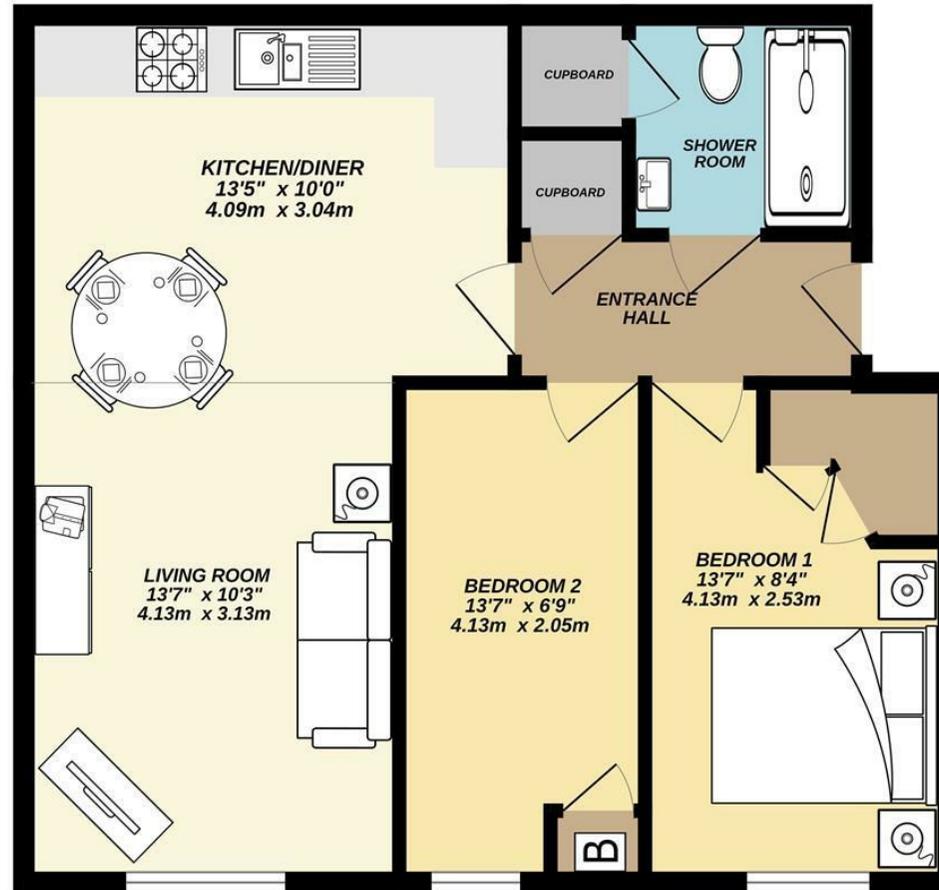
## Management Fee

Maintenance Charge £603.61 twice yearly 2024/25  
Ground Rent £87.50 twice yearly. - Fixed for 25 Years  
Tenure: Leasehold 145 yrs of 155 years remaining.  
Services:  
Electric: Mains  
Gas: Mains  
Water Mains  
Internet Speeds: Upto 76 mbps  
Floor Risk: Zero (Environmental Agency)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	81
(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	

Energy Efficiency Rating (England & Wales)

GROUND FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 572 sq.ft. (53.2 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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