



Shakespeare Road, Royal Wootton Bassett, SN4 8HQ

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PROPERTY SALES & LETTINGS



- Top Floor Studio Apartment
- Allocated Parking
- Modern Kitchen
- Rental Valuation £635-650
- No Onward Chain & Vacant Possession
- Secure Communal Entrance
- Modern Bathroom
- Electric Heating
- 9.2% Gross annual Yield
- Lengthy 999 Yr Lease (c950 remaining)



36 Blenheim Court Shakespeare Road Royal Wootton Bassett, SN4 8HQ

**Offers in excess of
£85,000**

An excellent opportunity to purchase this very well presented top corner studio apartment CHAIN FREE benefiting from modern fixtures and fittings offering a great rental potential of approximately £635-650 pcm returning a 9.2% Gross annual yield. This three storey purpose built block is centrally located in Royal Wootton Bassett providing easy access to local shops and amenities including near by bus route and access to the J16 of the M4. Internally the accommodation is accessed via a carpeted communal hall which is accessed via a secure communal front entrance. Inside the apartment is an entrance hall, modern bathroom benefiting from a window to the side and an open plan living space complete with bedroom area having wall to wall fitted wardrobes, seating area, dining area and kitchen. Being positioned on the top corner, windows to the rear and side provide extra light and benefits

from elevated views to the side. Further benefits include uPVC double glazing, electric heating, modern electric consumer unit and ample amount of parking to the front. To arrange a viewing contact Alan Hawkins Property Sales today.



Viewings

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

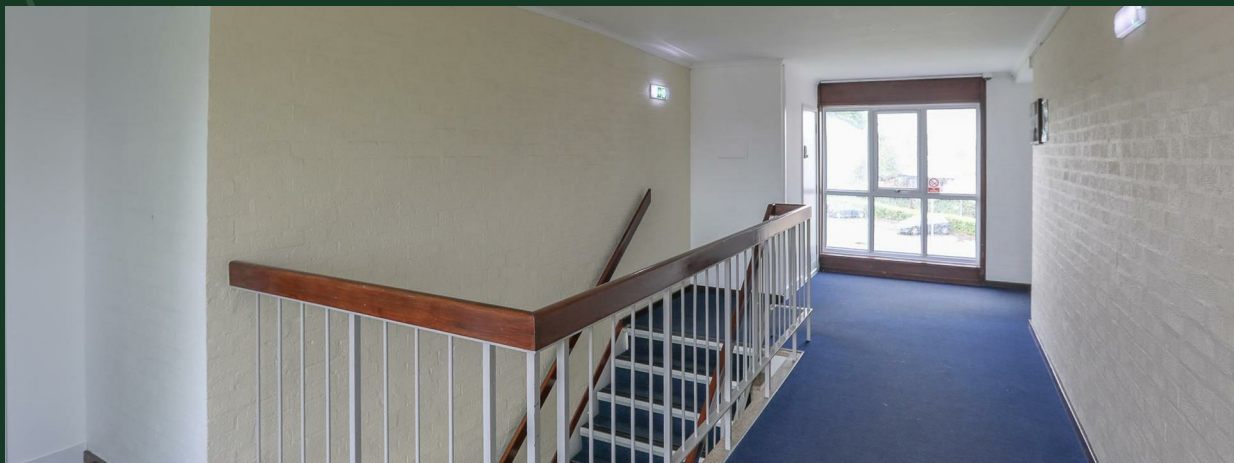
Council Tax: Wiltshire Council

Tax Band A For year 2026/27 = £1796.72

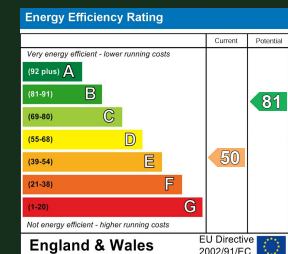
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

Management Fee

Tenure: Leasehold 999 yr lease.
c950 remaining
Management Fee: tbc
Ground Rent: £25 p/a



Energy Efficiency Rating (England & Wales)





2nd Floor

Area: 31.3 m² ... 337 ft²
Total Area: 31.3 m² ... 337 ft²

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.

Neither the seller, landlord, nor the estate agent accepts responsibility for any inaccuracies or omissions. Copyright Alan Hawkins Estate Agents Ltd