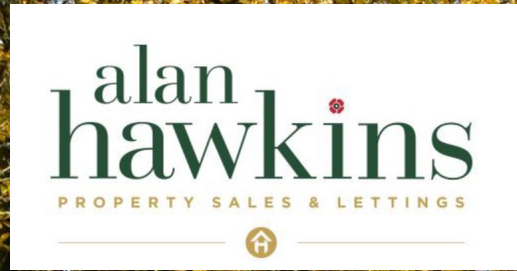




26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA  
Telephone SALES: 01793 840222 or LETTINGS 01793 855222  
Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk



71 Lime Kiln, Royal Wootton Bassett, SN4 7HG





# 71 Lime Kiln, Royal Wootton Bassett, SN4 7HG

£135,000

A top floor two double bedroom apartment situated for easy access to the main high street and its many amenities in the market town of Royal Wootton Bassett. This spacious apartment is offered with no onward chain and boasts an entrance hallway, plenty of storage, a 24ft lounge/diner, kitchen and bathroom. Still with 94 Years remaining on the lease, this property has relatively low management fees with excellent rental returns.

Further attributes include electric heating (gas is to property but is capped) and uPVC double glazing.

Call Alan Hawkins on 01793 840222 for more information or to arrange a viewing.

## Top Floor Apartment

## Two Double Bedrooms

## 24ft Lounge/Diner

## Bathroom

## Kitchen with Oven & Washing machine

## Electric Heating (Gas capped)

## uPVC Double Glazing

## No Onward Chain

## Royal Wootton Bassett

Royal Wootton Bassett is a thriving Wiltshire Market Town with a population now totalling approximately 12500. The town is generally considered to date from the 681 AD Malmesbury charter, although it may have existed in Roman times. In the 13th century, Alan Bassett created the layout of the 'new' town as he sought to enlarge his then small settlement of Wootton, and thereby gave rise to the present name of Wootton Bassett.

Royal Wootton Bassett is a lively self-contained community with a wide variety of local schools, shops, services and leisure facilities including its own sports centre, the 'Wiltshire Golf Course', just a mile outside of town and a restored stretch of the Wilts and Berks Canal.

## Council Tax - Wiltshire Council

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

## Viewings

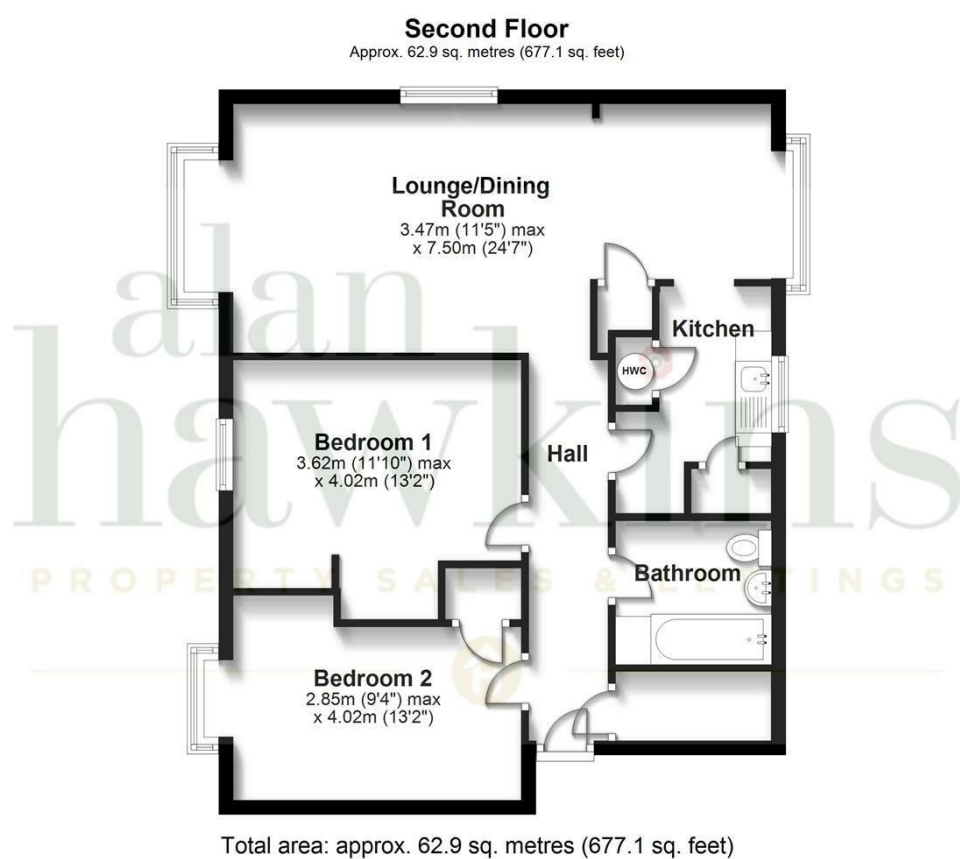
Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

## Tenure

Leasehold: 125 years from 1989 (94 remaining)

£10 Ground Rent p/a

£543 p/a maintenance



All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted.  
Plan produced using PlanUp.

