




40 Wiltshire Crescent Apartments, Royal Wootton Bassett, SN4 7GG

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PROPERTY SALES & LETTINGS

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- First Floor Retirement Apartment (Over 55's)
 - Communal Entrance With Lift & Stairs Access
 - Bathroom & En-Suite Shower Room
 - Spacious Living Room
 - uPVC Double Glazing
 - 2 Golf & Leisure Passes Included
 - Two Double Bedrooms
 - Open Plan Kitchen With Integrated Appliances
 - Far Reaching Views
 - Underfloor Heating

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PROPERTY SALES & LETTINGS

Apartment 4 40 Wiltshire Crescent Apartments Royal Wootton Bassett, SN4 7GG

£225,000

A wonderful retirement opportunity! Relax and unwind in this fabulous home for the over 55s, situated in the ever-popular Wiltshire Leisure Village, adjacent to the on site golf course and leisure facilities including an Olympic size swimming pool, gym and spa all right on your doorstep.

Conveniently located just one mile from the historic and bustling market town of Royal Wootton Bassett, and within easy reach of the attractive neighbouring towns of Malmesbury and Marlborough, this is a perfect setting for peaceful yet well-connected retirement living.

The apartment block is accessed via a secure communal entrance shared with just three other apartments and offers both stairs and lift to the first floor. The apartment itself enjoys a spacious entrance hallway with an airing cupboard, leading to two double bedrooms - the main of which enjoys views over the pond, built-in wardrobes, and an en-suite shower room. There is

also a separate family bathroom and a bright, generously sized living/dining room which flows into a modern open-plan kitchen/breakfast area complete with integrated appliances.

This beautifully presented first-floor apartment comes complete with parking to the front and externally, boasts a low-maintenance finish with composite panel cladding that comes with a long warranty and requires no regular painting, while uPVC windows further enhance its low-upkeep appeal.

The leisure & golf passes included provide a 7 day usage of the Olympic size swimming pool, gym and golf course all located within the complex. Outside the complex and within walking distance is a bus stop providing ease of access to Royal Wootton Bassett's High Street and beyond.

For more information or 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 D For year 2025/26 = £2553.34

For information on tax banding and rates, please call Wiltshire Council

Tenure

Leasehold

Maintenance Fees: c£61 Per Month

2 Golf & leisure passes included at the additional (discounted) cost of c£141 per month (compulsory)
Building Insurance Contribution c£26 per month

Energy Efficiency Rating (England & Wales)

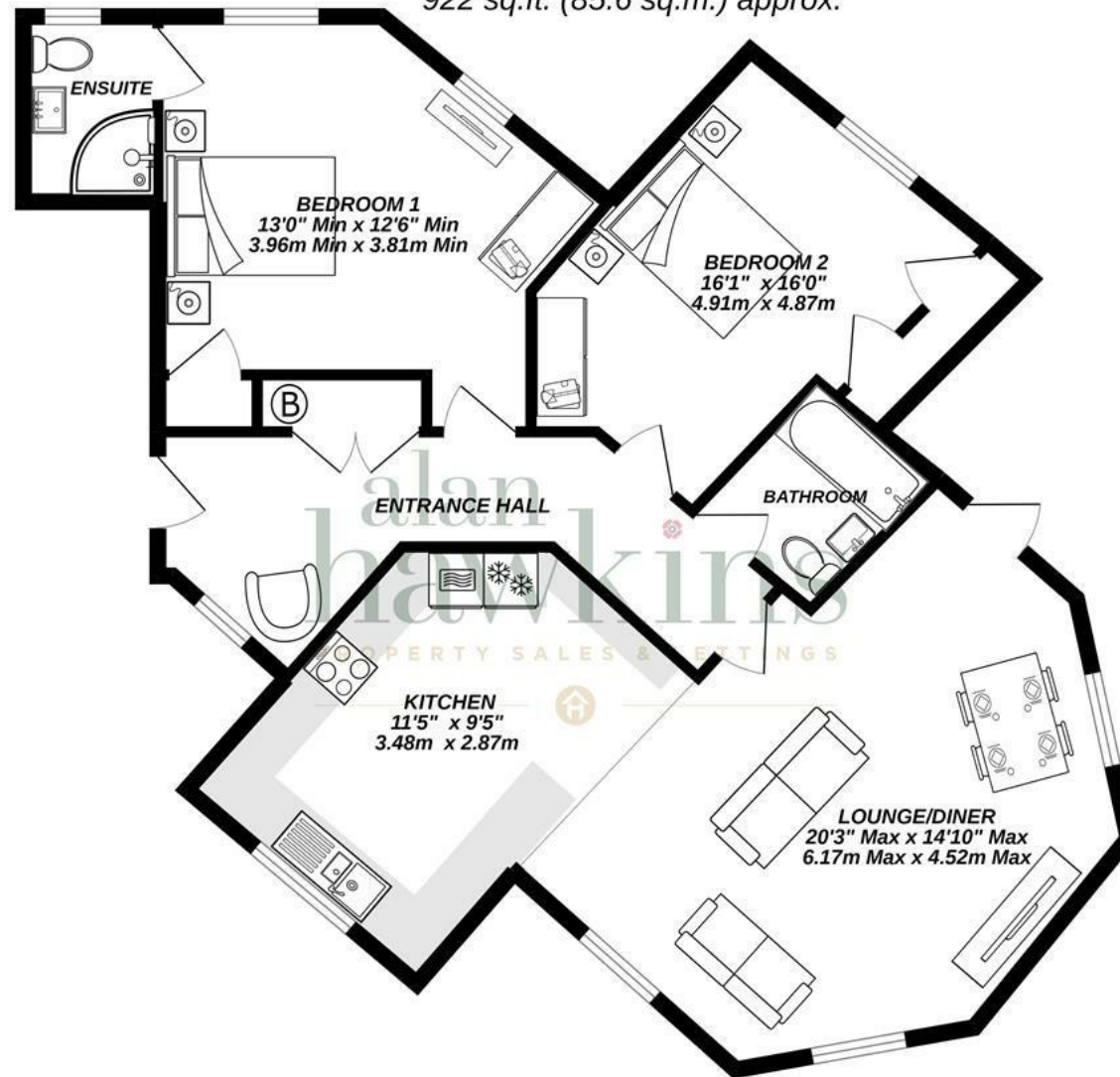
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







GROUND FLOOR
922 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA: 922 sq.ft. (85.6 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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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

