alan hawkins
PROPERTY SALES & LETTINGS

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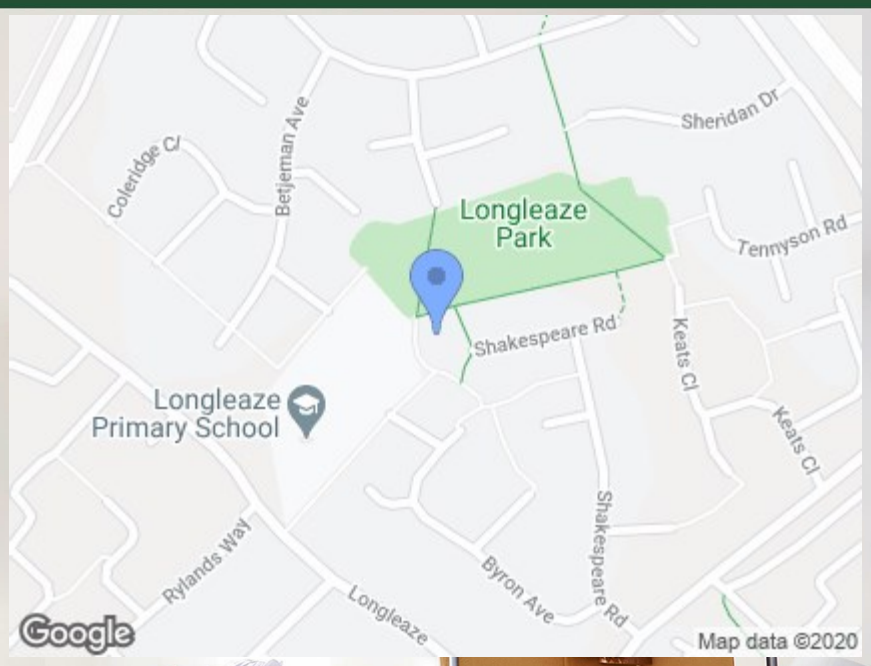


Energy Efficiency Rating

	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	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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

The Property Ombudsman
naea | propertymark PROTECTED

18 Marlborough Court, Royal Wootton Bassett, SN4 8HG

£85,000

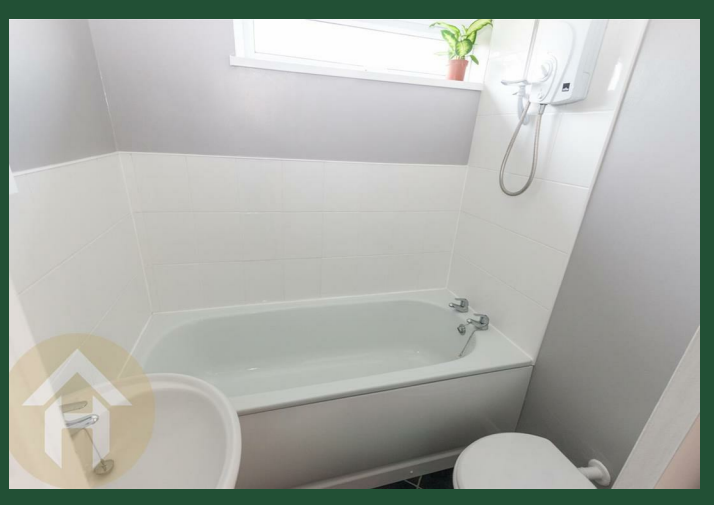
A corner situated studio apartment located in this popular 1970's constructed purpose built block of similar properties offering the residual of a 999 year lease. These properties make a fabulous addition to any investment portfolio with a rental valuation of between £475 - £495 presenting a 7% gross yield or 5.2% net. A secure communal entrance gives access to a carpeted hallway with wide stairs the first floor and access to this apartment. There is a small entrance lobby, a tidy bathroom, an open-plan living accommodation with a a white fronted kitchen. Being corner situated, this property benefits from a additional 2 windows making the apartment nice and light. To the outside is a communal refuse area and allocated parking with plentiful visitor parking. There are local amenities including take away and post office just a short 2 minute walk over the neighbouring permanent green.
Offered with no onward chain, call Alan Hawkins Property Sales for a virtual or physical viewing.

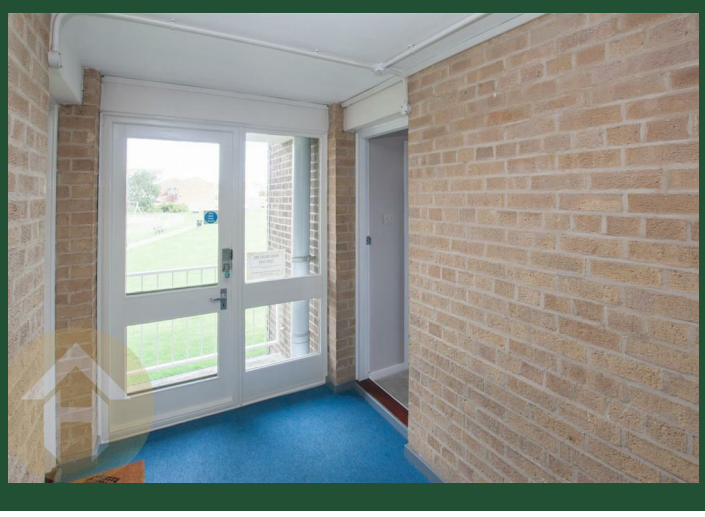
- **Corner Situated Studio Apartment**
- **First Floor**
- **Modern Decor**
- **Modern White Fronted Kitchen**
- **Open Plan Accommodation**
- **Bathroom**
- **Allocated Parking**
- **No Onward Chain**
- **Virtual Viewing Available**
- **Perfect for Investment.**

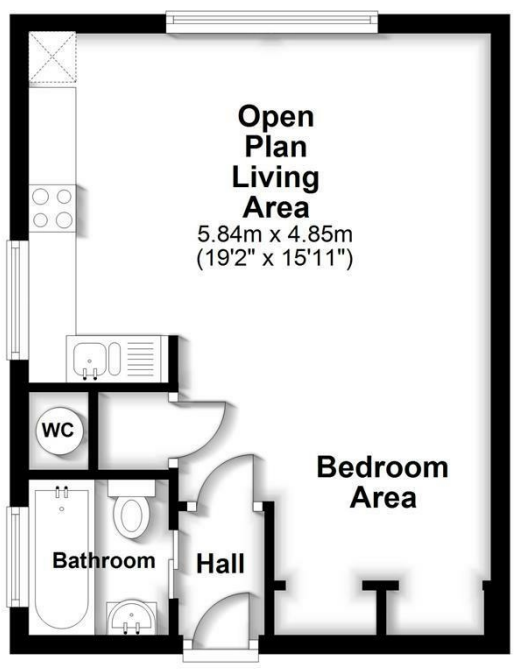
Tenure:
Leasehold. Original 999 year lease.
Ground Rent & Maintenance charges = £55 pcm.

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

Virtual Video Tour
A virtual video tour is available on request. For more details email sales@alanhawkins.co.uk or call us on 01793 840222.







Total area: approx. 5.1 sq. metres (55.4 sq. feet)

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Plan produced using PlanUp.