

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



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211 Cloatley Crescent, Royal Wootton Bassett, SN4 7FX

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Offers over £150,000

A desirable top floor, corner situated 2 bedroom apartment offering stunning far reaching countryside views to the rear, located in a modern residential development in Royal Wootton Bassett. Accessed via a secure communal entrance hall, the accommodation comprises an entrance hall with storage leading to a dual aspect open plan kitchen/diner with integrated oven/hob and washer/dryer, living room, 2 good bedrooms and a main bathroom with plumbed shower over bath. There is allocated parking to the rear via a numbered parking space and several guest spaces. Further attributes include uPVC double glazing, Gas radiator central heating and the remainder of a An ideal first time purchase or rental for the buy-to-let market with tenants already in situ. To arrange a viewing call Alan Hawkins Property Sales on 01793 840222.

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

Council Tax - Wiltshire Council
Tax Band B For year 2022/23 = £1,692.03

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

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.

Leasehold
155 year Lease with 147 Years remaining.

Maintenance Fee £1,223 p/a

Ground Rent £175 p/a

- **Second Floor Apartment**
- **Beautiful Countryside Views**
- **2 Bedrooms**
- **Open Plan Accommodation**
- **Kitchen with Appliances**
- **Gas central Heating**
- **Allocated parking**
- **Secure Communal Hall**
- **Viewing recommended**

