



211 Cloatley Crescent, Royal Wootton Bassett, SN4 7FX 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.

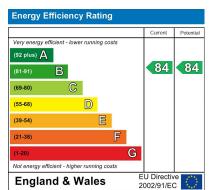
Leasehold

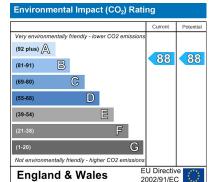
155 year Lease with 147 Years remaining.

Maintenance Fee £1,223 p/a

Ground Rent £175 p/a

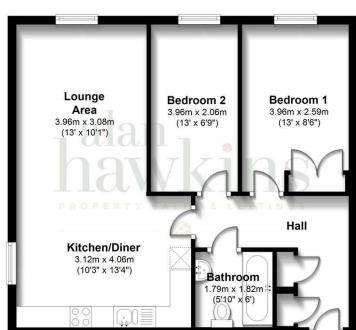
- Second Floor Apartment
- Beautiful Countryside Views
- 2 Bedrooms
- Open Plan Accommodation
- Kitchen with Appliances
- Gas central Heating
- Allocated parking
- Secure Communal Hall
- Viewing recommended





Second Floor

Approx. 56.5 sq. metres (607.7 sq. feet)



Total area: approx. 56.5 sq. metres (607.7 sq. feet)

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 is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted.

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