



Wesley Court, Royal Wootton Bassett, SN4 8JZ

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PROPERTY SALES & LETTINGS



- First Floor Apartment
- Open Plan Living room/Kitchen
- Newly redecorated
- Electric Heating
- Ideal FTB or Investment

- 1 Bedroom
- Modern Shower Room
- uPVC Double Glazing
- No Onward Chain
- Lengthy Lease



14 Wesley Court Royal Wootton Bassett, SN4 8JZ

£115,000

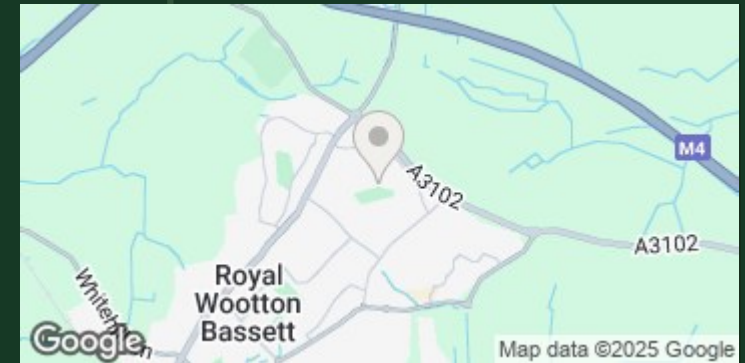
A well-presented one-bedroom first floor apartment with a lengthy lease, ideally located in the heart of Royal Wootton Bassett, just a short walk from local shops and schools.

Offered to the market with no onward chain, this property presents an excellent opportunity for first-time buyers or investors alike.

Accessed via a secure communal entrance with intercom system, the apartment features an entrance hallway with a useful storage/airing cupboard, a modern shower

room, a double bedroom with fitted wardrobes, and a spacious living room which is open plan through to the kitchen. The property has been tastefully redecorated throughout and is ready to go!

For further details or to arrange a viewing, please contact Alan Hawkins Property Sales.



Viewings

**By appointment through Alan Hawkins
Property Sales. Tel: 01793 840 222**

Council Tax:

Tax Band A For year 2025/26 = £1702.24

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

Management Fee

Flood Risk: None

Internet Speeds - TBC

Electric: Mains

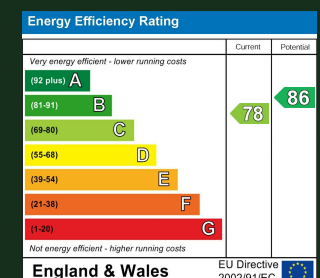
Gas: None

Water & Waste: Mains

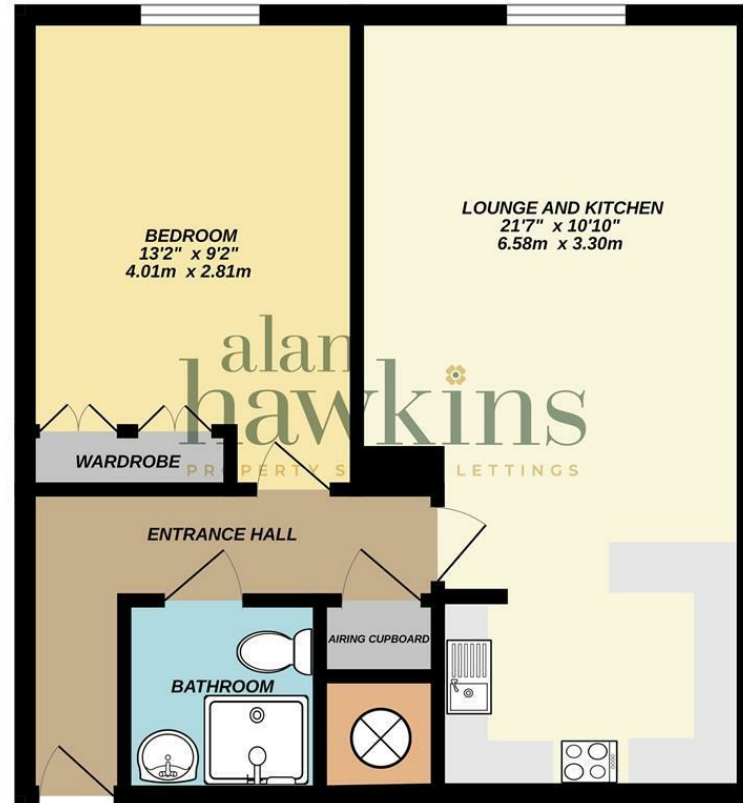
**Management Fees: £90 pcm
ground Rent: £15 p/a**



Energy Efficiency Rating (England & Wales)



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 429 sq.ft. (39.9 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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