

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



28 The Maltings, Wootton Bassett, SN4 7EZ

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£109,995

A first floor one bedroom apartment situated in this pleasant and attractive converted complex of apartments ideally positioned just a short walk of Royal Wootton Bassett High Street. Briefly the accommodation comprises a communal entrance hall and stairs to the first floor. Entrance lobby and private entrance hall, lounge, kitchen with built-in oven and hob, bedroom and bathroom. Benefits include allocated parking, security entry system, modern uPVC replacement Georgian style double glazing and electric heating. A fantastic investment to add to your portfolio with a tenant already in situ paying £550pcm and contracted until November 2019. For more details, contact Alan Hawkins Property Sales on 01793 840222.

Security front entrance door gives access to the

Entrance Hall

Stairs to the first floor. Private door to

Lobby

Pine laminate flooring. Panelled door to the

Private Entrance Hall

Spotlights. Laminate flooring. Airing cupboard housing a lagged hot water cylinder with electric immersion heater and shelving.

Lounge

11'4" x 9'4" (3.45 x 2.84)

Panel and casement window to the side elevation with broken distant views. Spotlights. Coved and textured ceiling. Ceiling beam. Fitted carpet. Satellite TV connection and telephone point.

Kitchen

8'1" x 5'3" (2.46 x 1.60)

Panel and casement window to the side elevation with broken views. Spotlights. Attractive range of white fronted units under beech block effect post formed worksurfaces and comprising an inset single drainer stainless steel sink with cupboard and drawers under. Extended worksurface with plumbing under for washing machine. An undersurface Hotpoint electric oven in stainless steel with four ring ceramic hob. One double and one single wall units. Ceramic tiled surrounds. Dimplex electric heater. Vinyl floor covering.

Bedroom

9'6" x 6'9" (2.90 x 2.06)

Panel and casement window to the side elevation. Textured ceiling and ceiling beam. 'Dimplex' slim line electric heater. Fitted carpet.

Bathroom

Casement window to the side elevation. Pendant light. Textured ceiling. White bathroom suite of panelled bath. Pedestal wash hand basin and low level w.c. Tiled surrounds. Vinyl floor covering. 'Dimplex' convector heater.

Communal Gardens

Communal gardens surround the property.

Parking

Allocated car parking.

Viewings

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

Tax Banding

For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 01249 706111

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.

Lease

97 years remain on the lease. (remainder of 125 year lease as of 1990/1991)

Ground Rent/Maintenance

Ground rent approximately £100 per annum
Maintenance approximately £800 per annum

