



Cloatley Crescent, Royal Wootton Bassett, SN4 7FX

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PROPERTY SALES & LETTINGS





- No Onward Chain
- Allocated Parking To The Rear
- Ground Floor Apartment
- Open Plan Kitchen/Living Room
- Vacant Possession
- 144 Year Lease Remaining
- One Bedroom
- Secured Communal Entrance Hallway

# 141 Cloatley Crescent

## Royal Wootton Bassett, SN4 7FX

£120,000

A well-presented one-bedroom ground-floor apartment situated in this modern residential development in Royal Wootton Bassett offered with no onward chain.

Accessed via a secure communal entrance hall, the accommodation comprises an entrance hallway, an open-plan kitchen/living room with an integrated oven and hob, a spacious double bedroom, and a bathroom with a shower over the bath and an airing cupboard.

This apartment comes fitted with uPVC double glazing, gas radiator central heating and an allocated numbered parking space to

the rear, along with additional visitor parking spaces for guests.

To arrange a viewing, contact our friendly sales team at Alan Hawkins Property Sales today on 01793 840222.



### Viewings

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

### Council Tax: Wiltshire Council

Tax Band B For year 2024/25 = £1985.93  
For information on tax banding and rates, please call Wiltshire Council

### Management Fee

Maintenance Charge £548.82 twice yearly 2025/26  
Ground Rent £87.50 twice yearly. - Fixed for 25 Years  
Tenure: Leasehold 145 yrs of 155 years remaining.

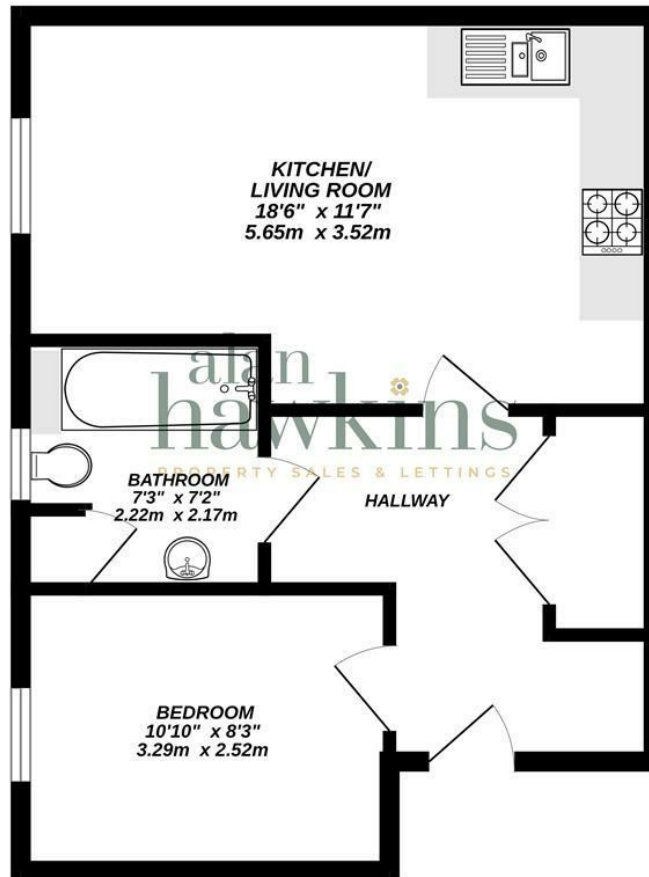
Services:  
Electric: Mains  
Gas: Mains  
Water Mains  
Internet Speeds: Up to 76mbps  
Floor Risk: Zero (Environmental Agency)



### Energy Efficiency Rating (England & Wales)

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 80      | 80        |
| (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                     |         |           |

GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 439 sq.ft. (40.8 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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