

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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199 Cloatley Crescent, Royal Wootton Bassett, SN4 7FX

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£145,000

**** CHAIN FREE **** An ideal first time purchase or investment for the buy-to-let market with a 150 year lease remaining and rental valuation of around £695pcm generating a 6% gross Yield. This immaculate, chain free, 1st floor two bedroom apartment is located in a modern residential development within the popular market town Royal Wootton Bassett. Accessed via a secure communal entrance hall, the accommodation comprises an entrance hallway with storage cupboard, two good size bedrooms, bathroom with plumbed shower over bath, an open plan kitchen/living room with integrated oven/hob washing machine and dishwasher. Further attributes include uPVC double glazing, gas radiator central heating and allocated parking to the rear via a numbered parking space. Various items of furniture are also available subject to separate negotiations. To arrange a viewing contact our friendly sales team on 01793 840222.

- 2 Bedroom Apartment
- First Floor
- Open Plan Lounge/Diner/Kitchen
- Integrated Appliances
- Bathroom
- Allocated Parking
- Gas Central Heating
- No Onward Chain
- Various Items of Furniture Included

Council Tax - Wiltshire Council

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

Viewings

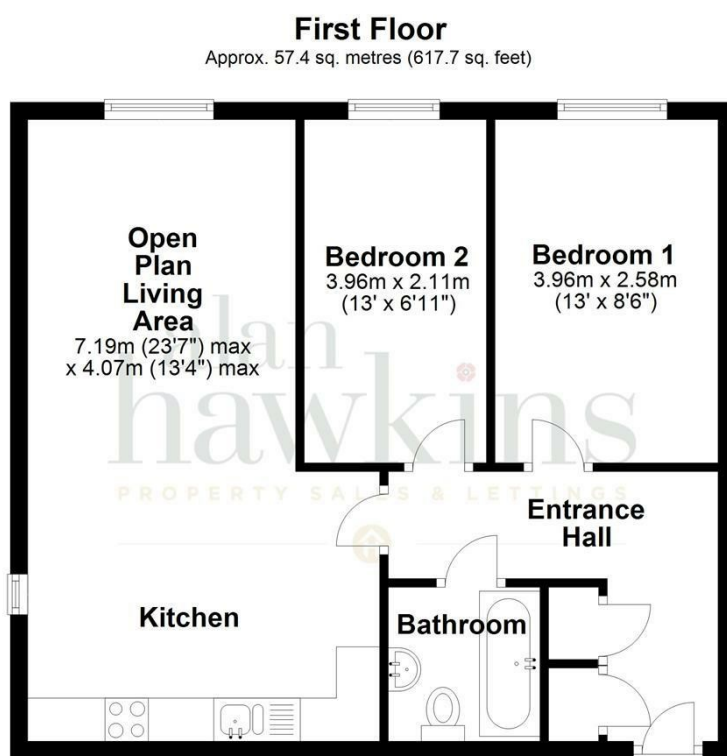
Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

Virtual Video Tour

A virtual video tour is available on request. For more details email sales@alanhawkins.co.uk or call us on 01793 840222.

Tenure

Leasehold with the residual of a 155 year Lease.



Total area: approx. 57.4 sq. metres (617.7 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 for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted. Plan produced using PlanUp.

