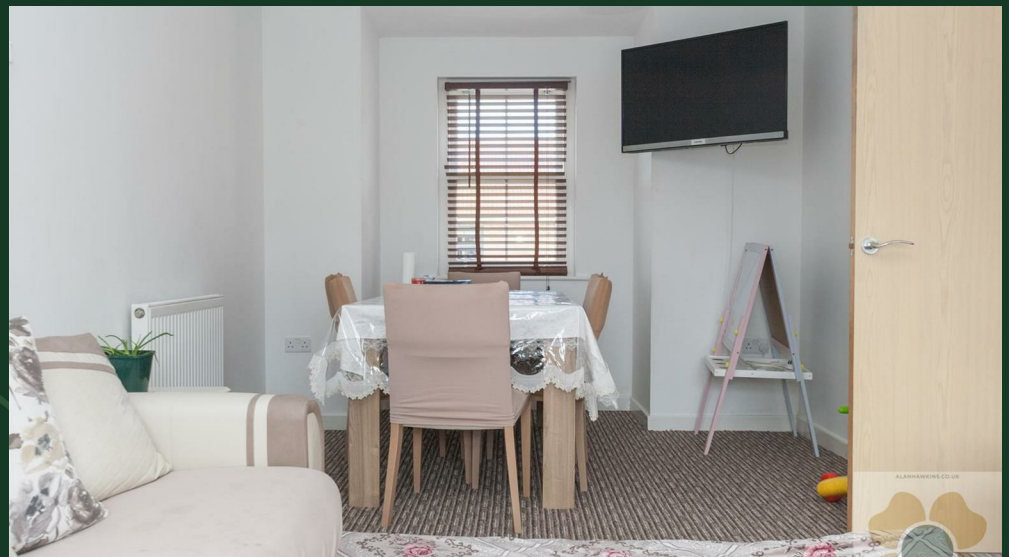




Daisy Brook, Royal Wootton Bassett, SN4 7FF

01793 840 222 | alanhawkins.co.uk

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PROPERTY SALES & LETTINGS



- First Floor Apartment
- Two Double Bedrooms
- Separate Kitchen
- Upvc Double Glazing
- Tenant Already In Situ

- Allocated Car Port
- Bathroom
- Lounge/Diner
- Gas Central Heating
- No Onward Chain



42 Daisy Brook Royal Wootton Bassett, SN4 7FF

**Offers in excess of
£160,000**

An attractive TWO DOUBLE BEDROOM first floor apartment pleasantly situated within a 10 minute walk of the town High Street within one of the popular 'self managed' blocks of Daisy Brook in Royal Wootton Bassett.

This particular apartment accessed via a communal and secure entrance hallway shared with just one other property occupies the whole of the first floor and offers Internally, a large entrance inner hallway, two double bedrooms, bathroom with shower over bath, separate kitchen and a dual aspect living room with feature bay

window.

Additional benefits include double glazed sash windows, gas radiator central heating and one allocated carport providing parking for one vehicle.

This property is currently offered with tenants in situ rented on an AST with a potential rental income of £775pcm

For more information or to arrange a viewing, contact Alan Hawkins Property Sales today.



Viewings

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

Council Tax: Wiltshire Council

**Tax Band B For year 2022/23 = £1692.03
For information on tax banding and rates,
please call Wiltshire Council**

Maintenance Fee: c£850 p/a TBC

Ground Rent: c£175 p/a TBC

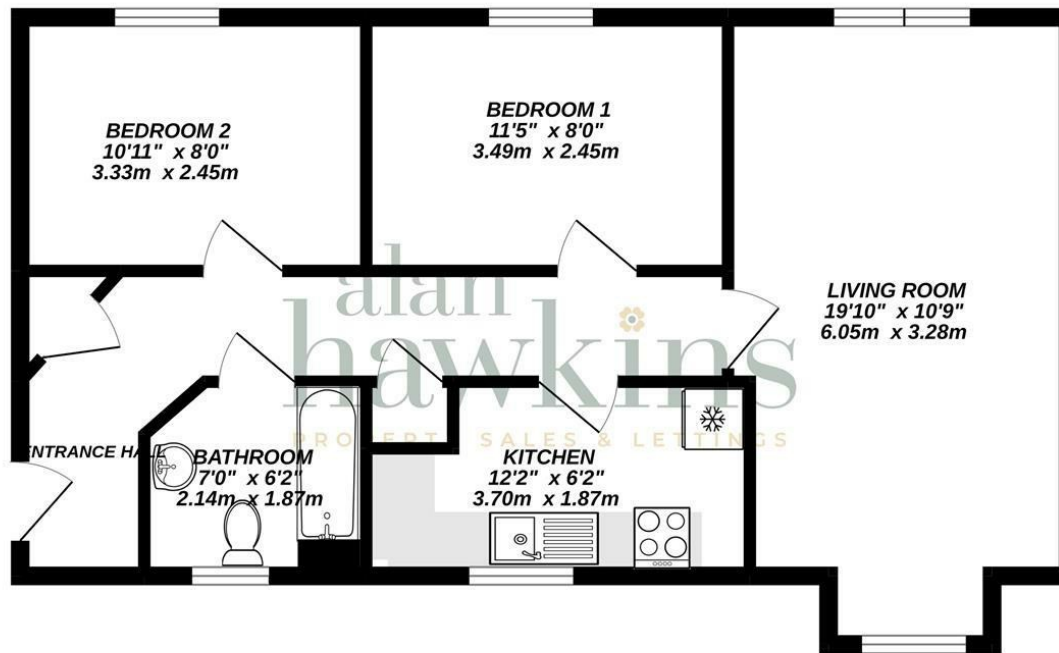
**Approximately 142 years remaining on the
lease**

Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(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	



FIRST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq.ft. (55.3 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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