Wiltshire Leisure Village, Royal Wootton Bassett, SN4 7GG

01793 840 222 | alanhawkins.co.uk

alan hawkins
PROPERTY SALES & LETTINGS

- Ground Floor Retirement Apartment (Over 55's)
- Two Double Bedrooms
- Privately Owned Rear Patio Area
- Kitchen With Integrated Appliances
- uPVC Double Glazing
- Immaculate Throughout
- Low Maintenance & Minimum Upkeep Required
- Bathroom & En-Suite Shower Room
- Large Entrance Hallway
- Underfloor Heating

2 Wiltshire Crescent Apartments Wiltshire Leisure Village
Royal Wootton Bassett, SN4 7GG

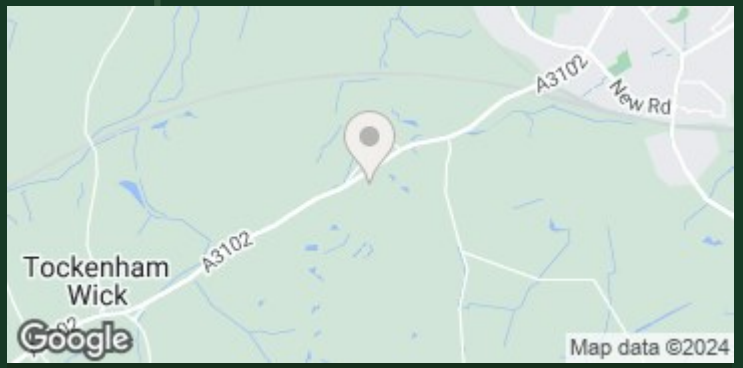
Offers in excess of £220,000

A wonderful retirement opportunity! Relax and unwind in this fabulous retirement home for the over 55s, situated on 'The Wiltshire Leisure Village' laying adjacent to a 27 hole golf and leisure resort including a gymnasium and spa facilities right on your door step. Located approximately one mile from the historic and bustling market town of Royal Wootton Bassett, and a short drive from neighbouring Wiltshire towns of Malmesbury and Marlborough.

This beautiful ground floor apartment comes with parking to the front including its very own private patio area and surrounding garden which is accessed direct from the living room and looks straight out onto the pond behind. This property also boasts a low maintenance appearance with a composite panelled cladding which comes with a long warranty and does not require painting regularly. uPVC windows have also been installed which makes this a fantastic property with a minimal amount of up keep!

The internal accommodation benefits a secure front entrance door to the apartment block and is shared with just three other owners. The front entrance door is just inside on the right and opens to a light and spacious entrance hallway with airing cupboard, two double bedrooms with bedroom one enjoying views across the pond, built in wardrobe and en-suite shower room, separate bathroom and a wonderful, light and airy living room/diner with patio doors opening to your very own patio area and a large opening into the open plan kitchen/breakfast room complete with integral appliances.

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 D For information on tax banding and rates, please call Wiltshire Council

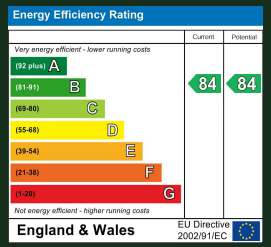
Tenure

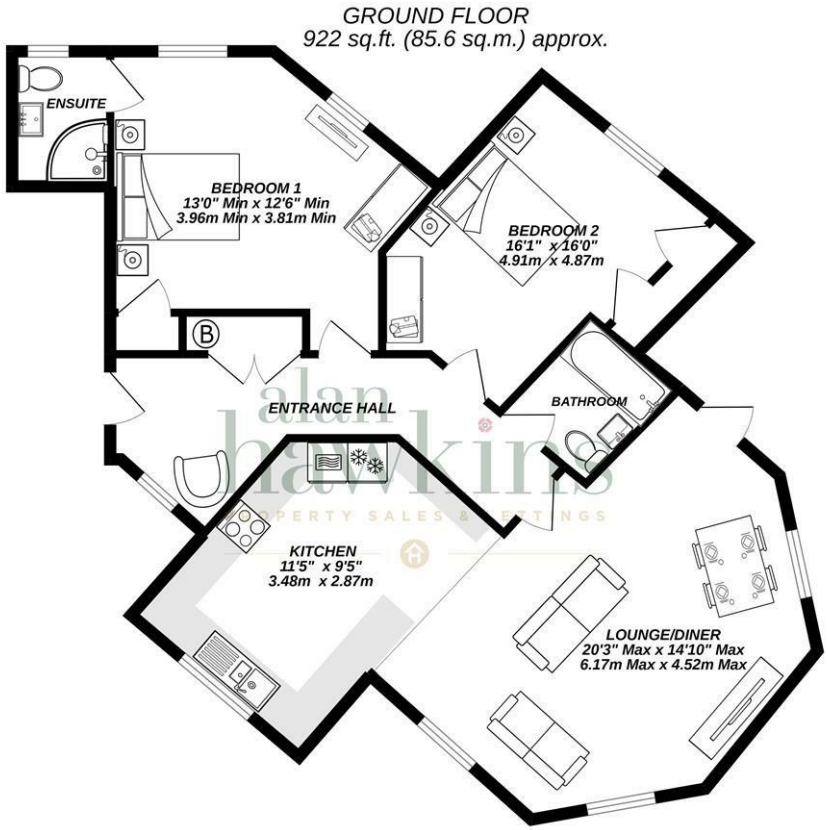
Leasehold - Share of Freehold

Management Fee

c £424 per quarter
& 2 Golf & leisure passes included at the additional (discounted) cost of £1312 per year (compulsory)
Building Insurance Contribution c£23 per month

Energy Efficiency Rating (England & Wales)





Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus, equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

alan hawkins

PROPERTY SALES & LETTINGS

01793 840 222 | alan**hawkins**.co.uk

Alan Hawkins
26/26a High Street,
Royal Wootton Bassett
Wiltshire, SN4 7AA

naea | propertymark PROTECTED

safeagent

The Property Ombudsman