



Cloatley Crescent, Royal Wootton Bassett, SN4 7FX

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PROPERTY SALES & LETTINGS



- No Onward Chain
- Two Bedrooms
- Bath With Shower Over
- Allocated Parking
- Far Reaching Views To Rear

- Ground Floor Apartment
- Open Plan Living Room/Kitchen
- Gas Central Heating
- Favourable Rear Position

149 Cloatley Crescent Royal Wootton Bassett, SN4 7FX

£155,000

A very well presented two bedroom ground floor apartment pleasantly positioned to the rear of the building with far reaching countryside views in this modern residential development in Royal Wootton Bassett.

Offering front or rear access via a secure communal entrance hall, the accommodation comprises an entrance hallway, dual aspect open plan kitchen/breakfast/living room with integrated oven/hob, two good size bedrooms and a bathroom with shower over bath and airing cupboard.

These apartments come fitted with uPVC double glazing, gas radiator central heating and have allocated numbered parking space to the rear as well as additional visitor parking spaces for guests.

An ideal first time purchase or investment for the buy-to-let market with a rental valuation of around £925pcm with tenants already in situ. 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 = £1876.03

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

Management Fee

Maintenance Charge £603.61 twice yearly 2024/25

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: Upto 76 mbps

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	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

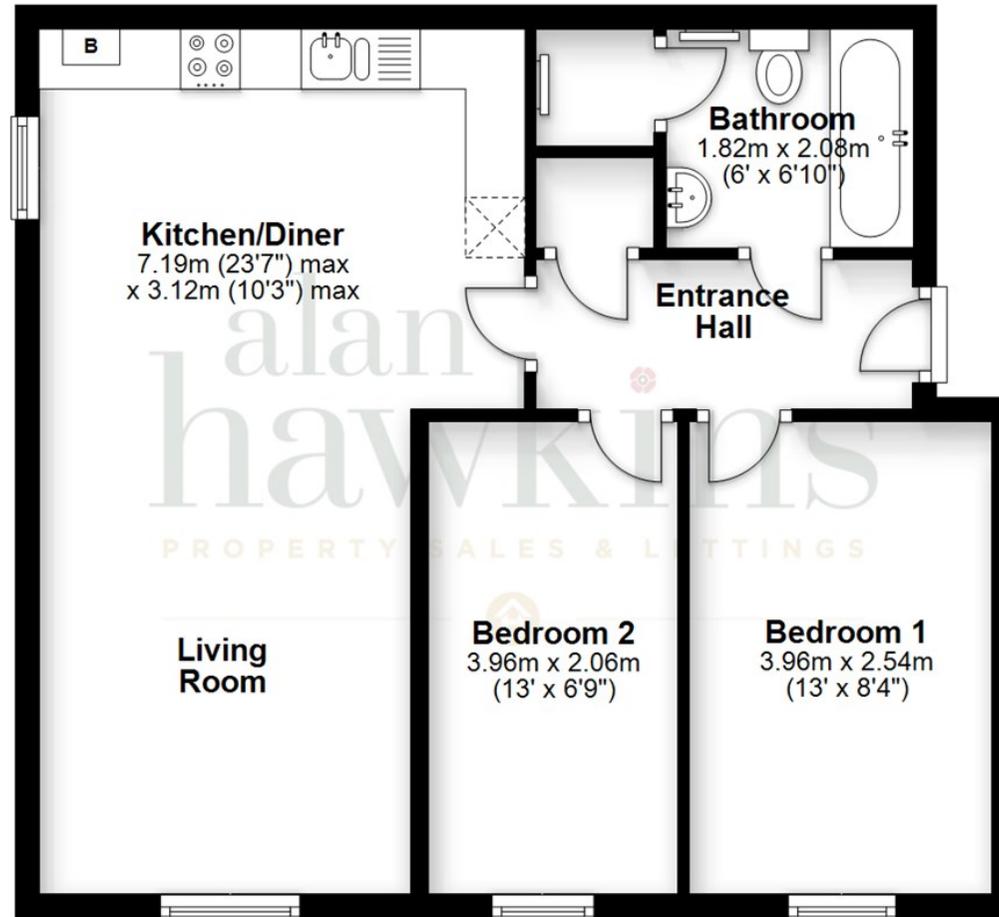
England & Wales



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Ground Floor

Approx. 55.3 sq. metres (595.1 sq. feet)



Total area: approx. 55.3 sq. metres (595.1 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.
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