

Cloatley Crescent, Royal Wootton Bassett, SN4 7FX

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PROPERTY SALES & LETTINGS









- Two Bedroom Apartment
- Far Reaching Views
- Open Plan Kitchen/Living Space
- Fitted Double Wardrobe
- No Onward Chain
- Top Floor Corner Position
- Beautifully Presented
- Two Good Size Bedrooms
- Allocated Parking To Rear

173 Cloatley Crescent
Royal Wootton Bassett, SN4 7FX

£149,500

A beautifully presented chain-free, two-bedroom top-floor apartment, occupying a desirable corner position within a modern residential development in Royal Wootton Bassett. The property enjoys far-reaching views to the side and would make an excellent first-time purchase or investment opportunity.

Accessed via a secure communal entrance, the accommodation comprises a welcoming entrance hall leading into a generous open-plan living room and kitchen/diner, with the kitchen fitted with an integrated oven and hob, washer/dryer and dishwasher. There are two well-proportioned bedrooms and a modern main bathroom with a shower over the bath.

Externally, the property benefits from allocated parking to the rear, with a numbered parking space, together with additional guest parking.

Further benefits include uPVC double glazing, gas radiator central heating

An excellent opportunity for a first-time buyer or buy-to-let investor, with a current rental valuation of approximately £950 pcm.

Viewing is highly recommended to appreciate the position, presentation and views on offer. To arrange your appointment, contact Alan Hawkins Property Sales on 01793 840222.





Viewings

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

Council Tax: Wiltshire Council

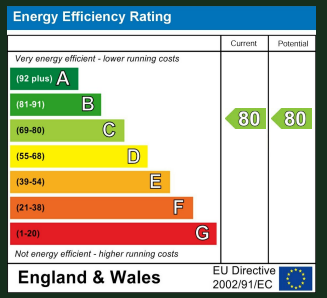
Tax Band B For year 2026/27 = £2096.18
For information on tax banding and rates, please call Wiltshire Council

Management Fee

Service Charge: £1,642.00
Ground Rent: 87.50 Twice Yearly

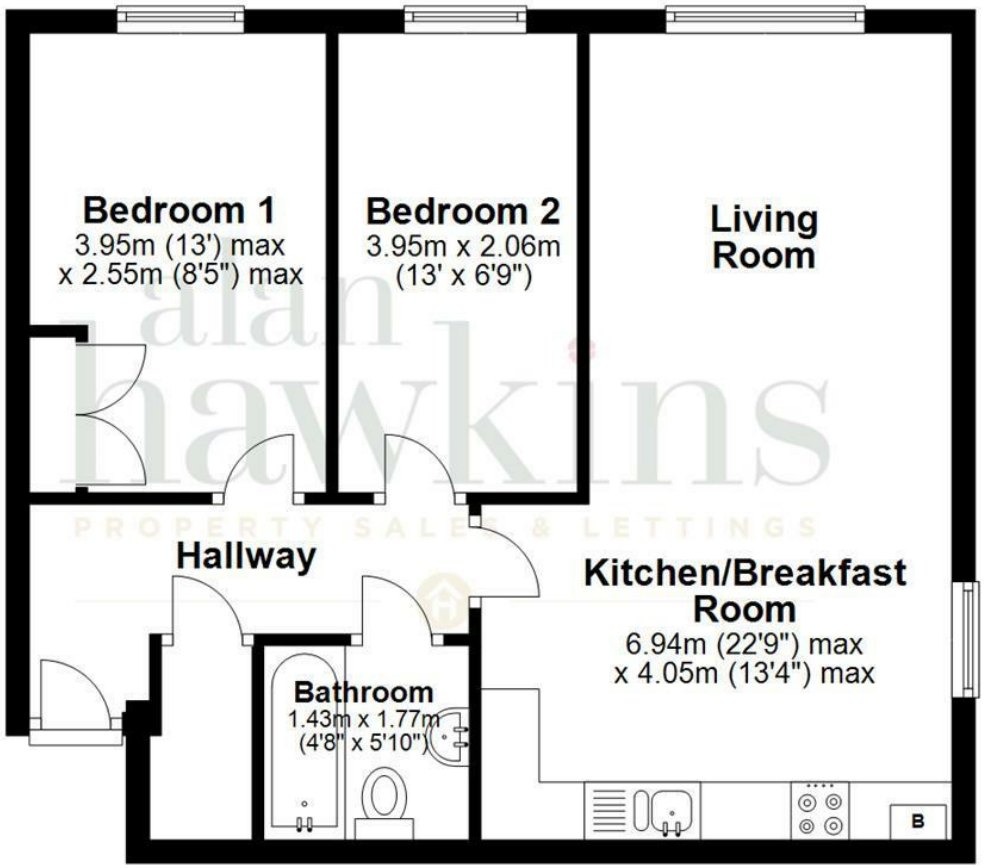
Gas: Mains
Electric: Mains
Tenure: Leasehold

Energy Efficiency Rating (England & Wales)



Top Floor

Approx. 53.5 sq. metres (576.2 sq. feet)



Total area: approx. 53.5 sq. metres (576.2 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 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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