



alan  
hawkins

**Marlborough Court, Royal Wootton Bassett, SN4 8HG**

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

alan  
hawkins  
PROPERTY SALES & LETTINGS





- First Floor Studio Apartment
- Open Plan Kitchen/Living Room
- 953 Year Lease
- Parking To the Front
- Popular Investment Opportunity

- Separate Bedroom Area
- Bathroom
- No Onward Chain
- Vacant Possession



# 14 Marlborough Court Royal Wootton Bassett, SN4 8HG

£95,000

A lovely and clean example of this first floor studio apartment, ideally positioned within a well maintained purpose-built development in the heart of Royal Wootton Bassett. Offering a clearly defined sleeping area, this property represents an excellent opportunity for first time buyers or investors alike, with a potential rental income of approximately £650 per calendar month.

Accessed via a secure communal entrance with stairs rising to the first floor, the apartment opens into an entrance hallway leading through to a modern bathroom fitted with a shower over the bath. The accommodation is well designed, featuring a separate bedroom area alongside a light and airy open plan kitchen and living space, creating a comfortable and practical layout.

Externally, the property enjoys the advantage of parking and a pleasant position adjoining a permanent green, with a range of local shops and amenities just a short walk away.

The property is offered with an impressive lease term of approximately 953 years, adding further appeal for both homeowners and investors.

For further information or to arrange a viewing, please contact Alan Hawkins.



## Viewings

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

**Council Tax: Wiltshire Council**

**Tax Band A For year 2026/27 = £1796.72**  
For information on tax banding and rates,  
please call Wiltshire Council

## Management Fee

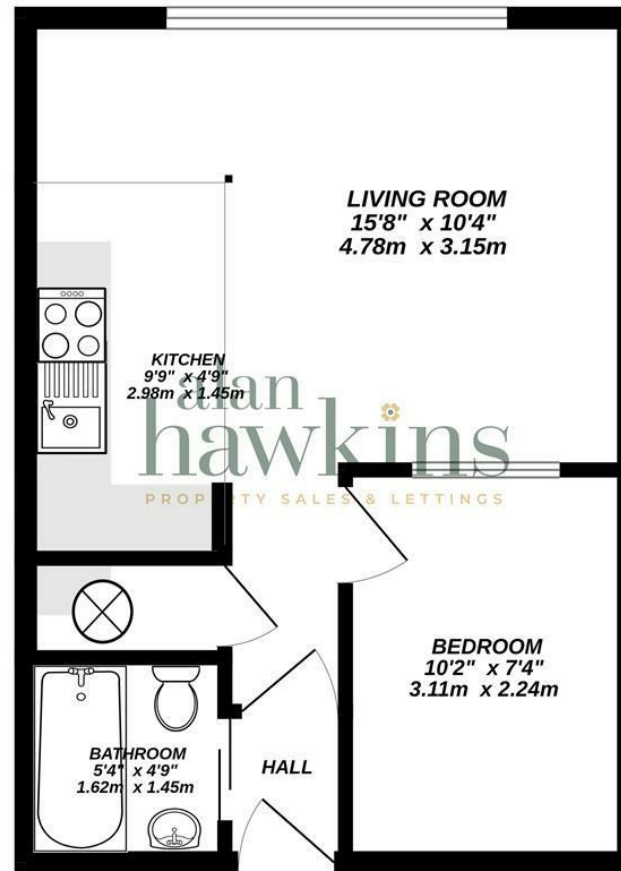
**Leasehold. 999 yr lease.**  
**Ground Rent & Service Charge Combined.**  
**£660 Twice Yearly - TBC**  
**Gas - None**  
**Electric - Mains**  
**Water - Mains**  
**Drainage - Mains**  
**Internet - Up to 1600\* Mbps available**  
**download speed**

## Energy Efficiency Rating (England & Wales)

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 73      | 76        |
| (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                     |         |           |



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 343 sq.ft. (31.9 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.  
Made with Metropix ©2026

