

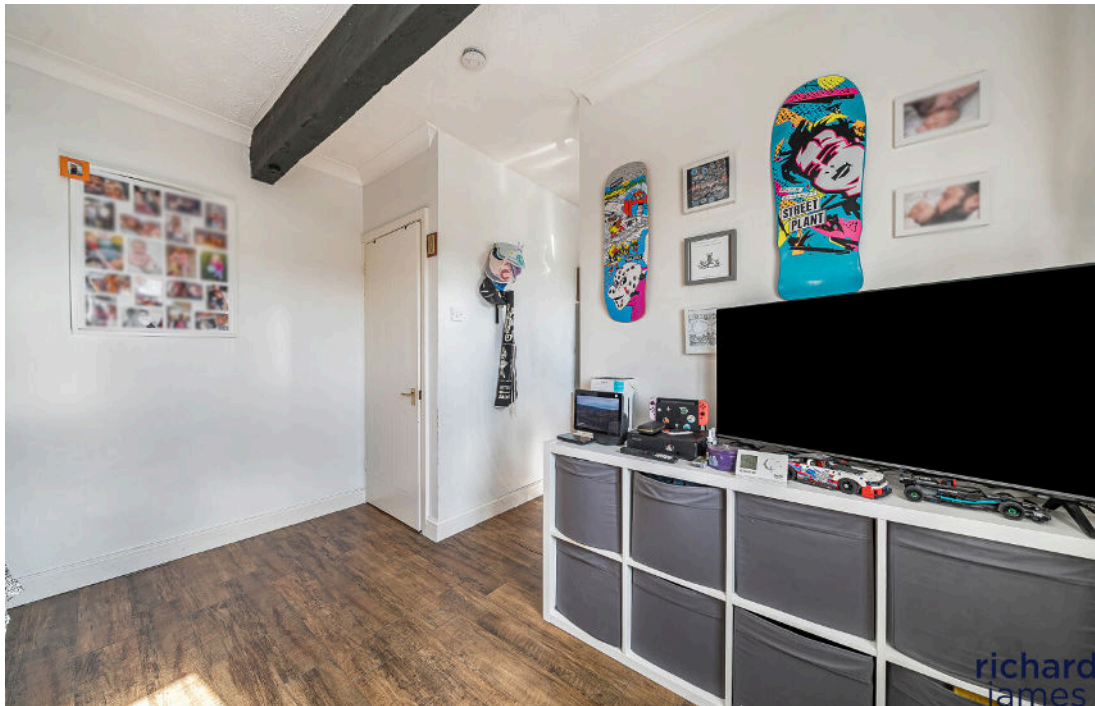


28, The Maltings, Royal Wootton Bassett, SN4 7EZ

Guide Price £135,000

richard james

Village & Country Homes



The Maltings

Royal Wootton Bassett

Freehold



A well-presented one bedroom first floor apartment, ideally located in the heart of Royal Wootton Bassett – a thriving and historic market town renowned for its strong sense of community, bustling High Street and weekly market, along with a great selection of shops, cafés and amenities. The town is also well positioned for access to Swindon, Junction 16 of the M4, and the surrounding Wiltshire countryside.

The property is accessed via a secure communal entrance with stairs leading to the apartment. Once inside, the hallway provides useful built-in storage and doors to all rooms. The lounge is bright and inviting, with a beamed ceiling, double glazed window, laminate flooring and an electric heater, and flows seamlessly into the kitchen. The kitchen is fitted with a range of wall and base units, single drainer sink, electric oven and hob with cooker hood, along with plumbing for a washing machine.

The bedroom is a comfortable double, again featuring exposed beams, a double glazed window and electric heating. The bathroom includes a panelled bath, pedestal wash hand basin and low level w.c., with part tiled walls and a double glazed window.

Externally, the apartment benefits from its own allocated parking bay, making it an ideal first home or investment opportunity in this ever-popular Wiltshire town.

Welcome Home...



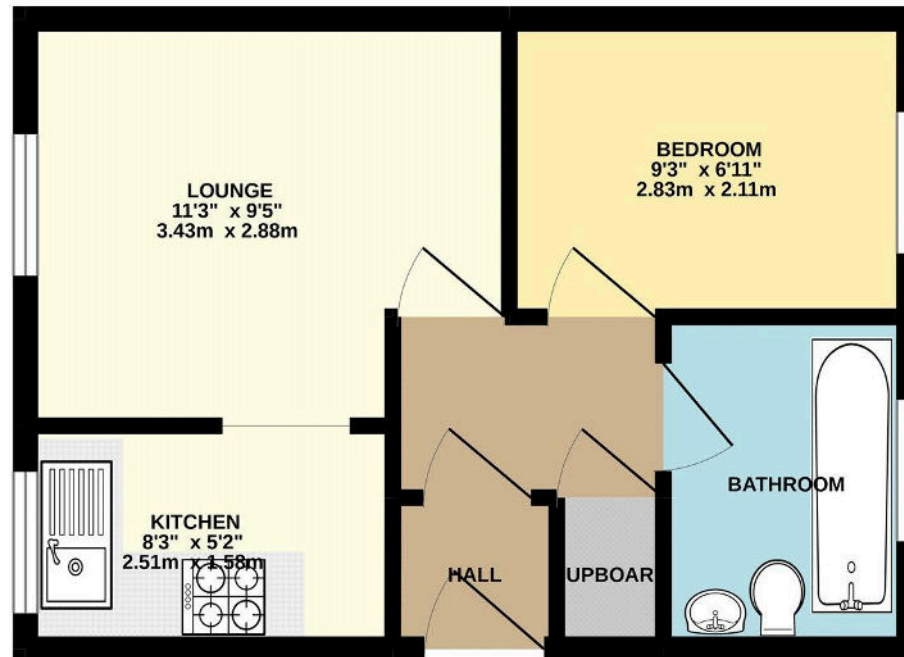
- Lease Remaining: 89 years
- Ground Rent: £100 per annum
- Service Charge: £1,254 per annum





Floorplan

GROUND FLOOR
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 301 sq.ft. (27.9 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.
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