



44 Cloatley Crescent, Royal Wootton Bassett
£179,950

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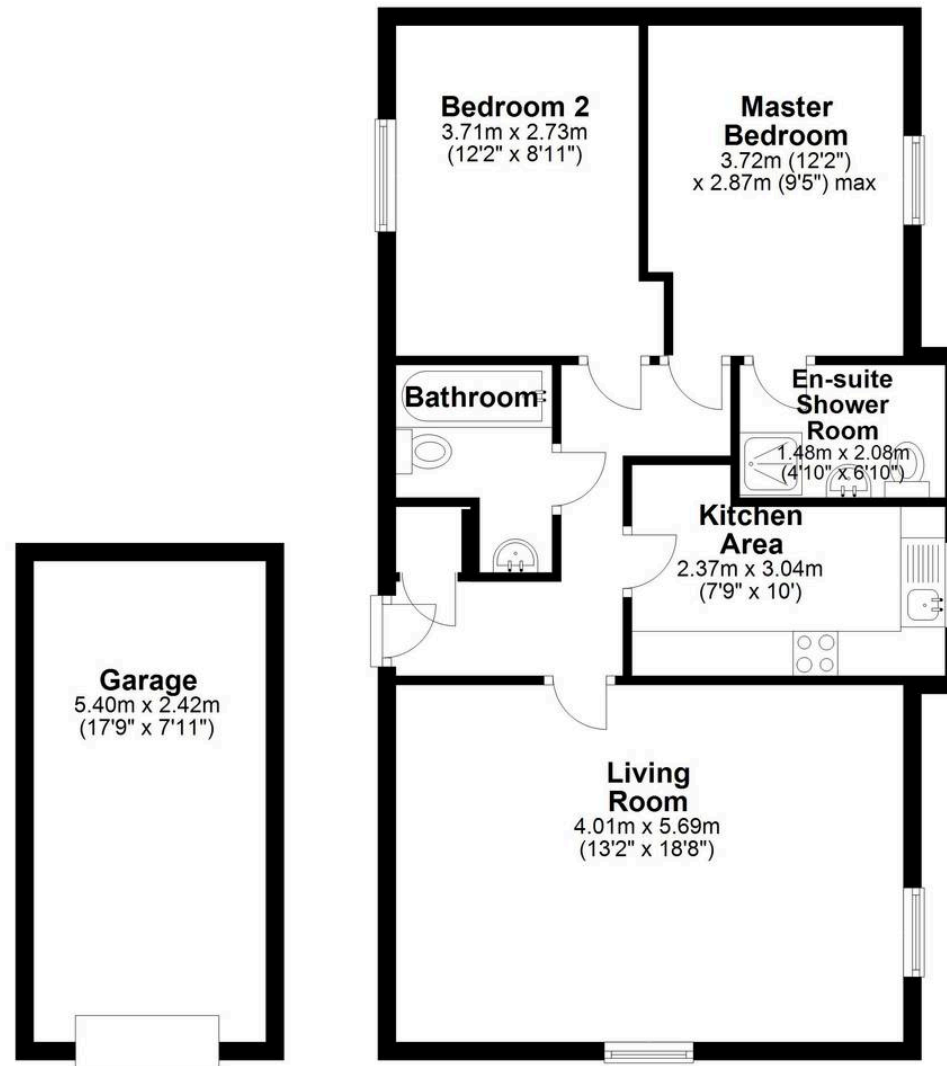
44 Cloatley Crescent

Royal Wootton Bassett, Swindon

Offered to the market with no onward chain, this top floor apartment provides an exceptional opportunity for both first-time buyers and investors alike. The property boasts two spacious double bedrooms, each thoughtfully designed to offer ample space for furnishings and storage, making it ideal for sharers or those seeking a comfortable guest room or home office. The principal bedroom benefits from a modern en suite shower room, while a separate, equally stylish family bathroom serves the rest of the apartment. The generous living and dining area is flooded with natural light, creating a welcoming and versatile space that can easily accommodate both relaxation and entertaining. The kitchen is well-appointed, featuring a range of integrated appliances, plentiful storage, and work surfaces, catering perfectly to the needs of modern living. Presented in great condition throughout, the apartment is ready to move into, with neutral décor that will appeal to a wide range of tastes. Additional advantages include a private garage and allocated parking, providing valuable and secure options for vehicle storage or further flexibility for residents with multiple cars. Situated in a highly regarded location, the property offers easy access to local amenities, commuter routes, and public transport links, making it exceptionally convenient for those working in the area or needing to travel further afield. With strong rental demand in the area, this property represents a sound investment, with an anticipated rental income of £950.00 per calendar month, offering excellent potential



Approx. 78.6 sq. metres (845.9 sq. feet)



Total area: approx. 78.6 sq. metres (845.9 sq. feet)

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