



# The Mulberrys, Royal Wootton Bassett, SN4 8BB

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

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PROPERTY SALES & LETTINGS





- First Floor retirement Apartment
- Two Bedrooms
- Inviting Living Room with views over garden
- c25 yard Walk from High Street
- Viewing recommended

- Over 60's
- Stair Lift.
- Double Width Shower Cubicle
- No Chain





# 3 The Mulberrys Royal Wootton Bassett, SN4 8BB

£170,000

A well presented two double bedroom first floor warden controlled retirement flat, situated in this favoured retirement complex for the over 60's being within a short level walk to Royal Wootton Bassett's High Street. Accessed via a private entrance door to a staircase with stair lift included, this apartment comprises a spacious lounge with Juliet balcony to the rear, generous kitchen with a good range of wall and base units with mid height oven, two double bedrooms with bedroom one having fitted wardrobes and a shower room with double width

shower cubicle. Further attributes include uPVC double glazing, electric heating and telephone intercom system. Residents also have access to the surrounding communal gardens, a wash room, lounge and conservatory where gatherings and events take place with the other residents. To arrange a viewing contact Alan Hawkins Property Sales on 01793 840222.



## Viewings

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

## Council Tax: Wiltshire Council

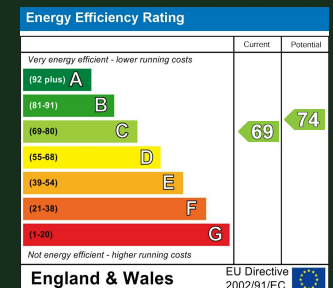
Tax Band B For year 2024/25 = £1876.03

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

## Management Fee: tbc

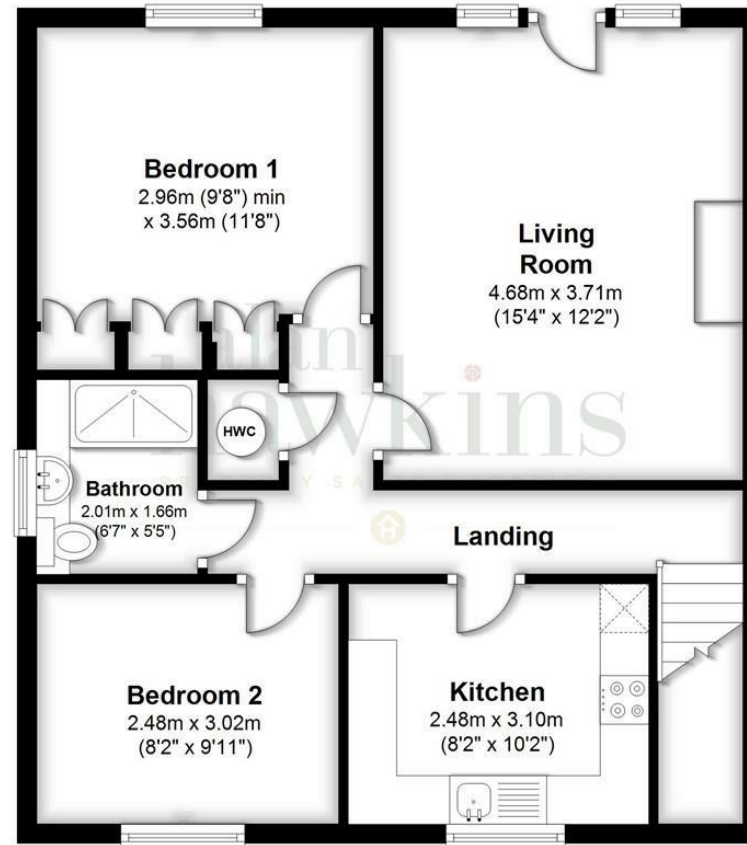
Gas: None to Complex  
Heating: Electric  
Water & Waste: Mains  
Flood Risk: None  
Internet Speeds TBC

## Energy Efficiency Rating (England & Wales)



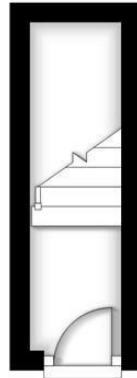
## First Floor

Approx. 59.9 sq. metres (644.8 sq. feet)



## Ground Floor

Approx. 3.2 sq. metres (34.7 sq. feet)



Total area: approx. 63.1 sq. metres (679.5 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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