

The Mulberrys, Royal Wootton Bassett, SN4 8BB









- 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

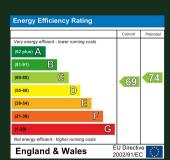
By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

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

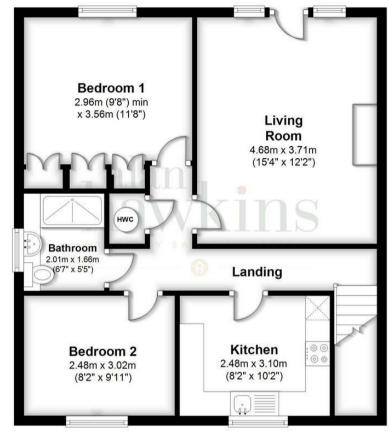
Gas: None to Complex Heating: Electric Water & Waste: Mains Flood Risk: None Internet Speeds TBC



Energy Efficiency Rating (England & Wales)

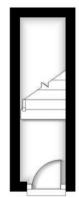
First Floor

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 is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted.

Plan produced using PlanUp.



Alan Hawkins

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