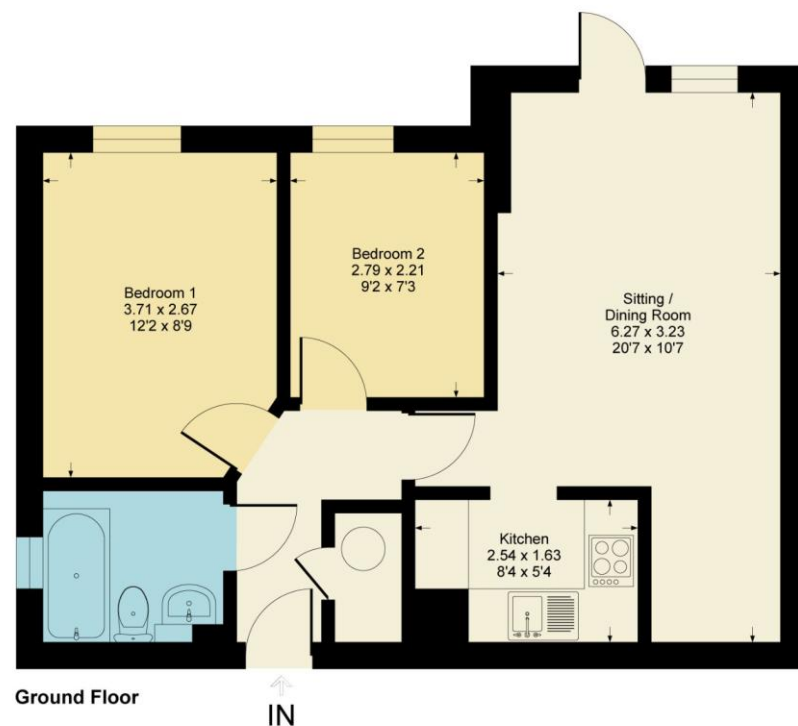
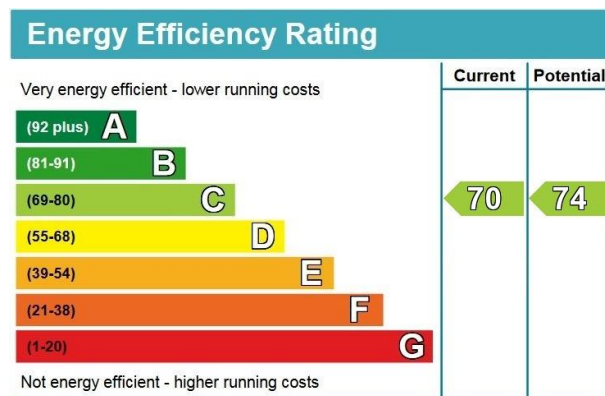


**Mulberry Mead, RG28**  
Approximate Gross Internal Area = 49.2 sq m / 530 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.



**Mulberry Mead, Whitchurch**

**Guide Price £115,000 Leasehold**

- Ground Floor
- Kitchen
- 2 Bedrooms
- Communal Gardens
- Over 55s

- Hallway
- Sitting/Dining Room
- Bathroom
- Communal Facilities
- No Onward Chain

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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**DESCRIPTION:**

Offered for sale with no onward chain, this ground floor retirement apartment is available to the over 55s and located in the heart of Whitchurch close to many local amenities. The accommodation comprises hallway, kitchen, spacious sitting/dining room with access to the gardens, two bedrooms and a bathroom. There is a communal living and entertaining space, a laundry room and guest bedroom as well as attractive gardens available to the residents.

**LOCATION:**

Situated on the River Test on the southern edge of the North Wessex Downs, Whitchurch, itself a designated conservation area, offers a range of local shopping facilities, a church, public houses, eateries and fast food outlets, primary and secondary schools, GP Surgery, and a railway station as well as the famous Silk Mill. The world renowned Bombay Sapphire distillery, occupying the site of the original Portals paper mill is just a couple of miles upstream along the River Test in neighbouring Laverstoke. Whitchurch offers excellent road and rail links with regular direct services to Basingstoke, London's Waterloo and the West Country. Whitchurch is a pivotal part of North Hampshire’s communications network with access to the A34, A303 and M3 enabling rapid access to The Midlands, the South Coast, Central London and international airports.

**ACCOMMODATION:**

Main door into communal entrance hall with front door into:

**HALLWAY:**

Storage cupboard with hot water tank and doors to:

**SITTING/DINING ROOM:**

Window and door to communal gardens. Feature fireplace with electric fire and arch to:

**KITCHEN:**

Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Space for free standing cooker with extractor over and space for further appliances.

**BEDROOM 1:**

Window to rear.

**BEDROOM 2:**

Window to rear.

**BATHROOM:**

Walk-in bath with shower over, wash hand basin and WC.

**OUTSIDE:**

Outside there are attractive communal gardens with seating areas and communal parking.

**TENURE:**

Leasehold with 99 year lease dated June 1989. Charges to be confirmed.

**SERVICES:**

Mains water, drainage and electricity are connected. Heated via electric storage heaters.

Agent’s note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

