



The Mulberrys, Royal Wootton Bassett, SN4 8BB

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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 2025/26 = £1,985.93

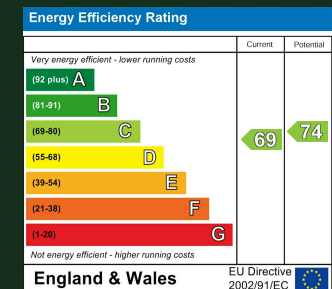
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

Management Fee: tbc

Annual Service Charge: c£4660
Ground Rent: £0

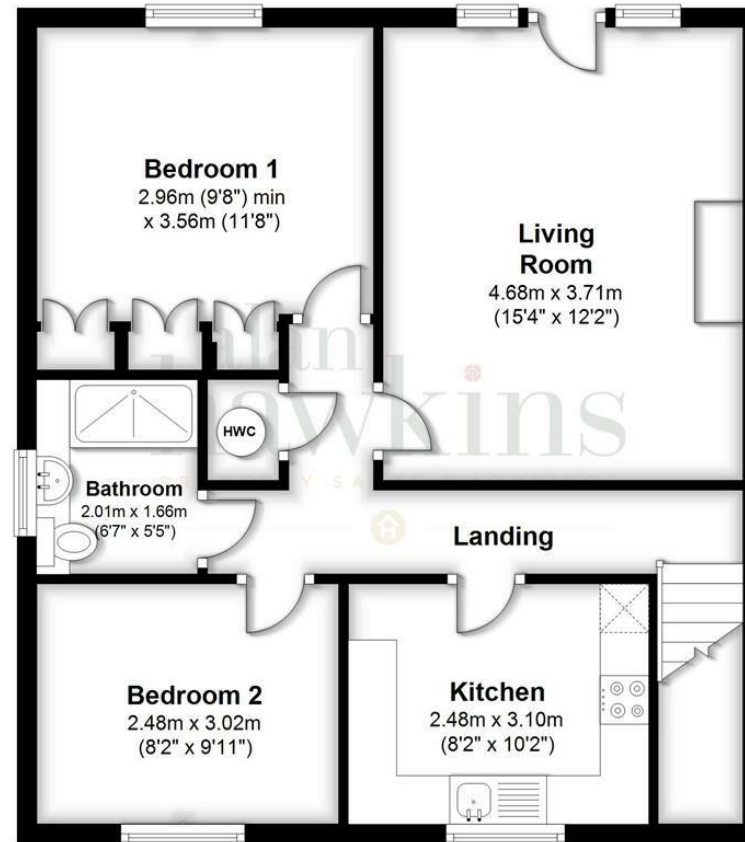
Gas: None to Complex
Heating: Electric
Water & Waste: Mains
Flood Risk: None
Internet Speeds TBC

Energy Efficiency Rating (England & Wales)



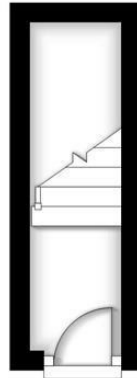
First Floor

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

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