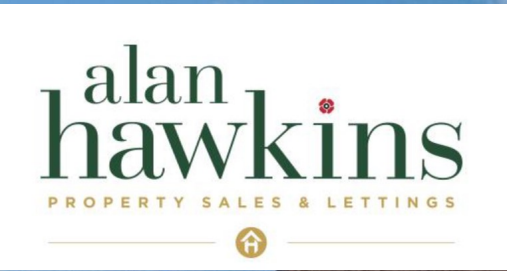




26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA
Telephone SALES: 01793 840222 or LETTINGS 01793 855222
Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk

alanhawkins.co.uk



14 The Mulberrys, Royal Wootton Bassett, SN4 8BB

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£160,000

A two bedroom first floor warden assisted retirement maisonette, pleasantly and conveniently situated just off Royal Wootton Bassett High Street. This particular property is in a small, over 60s complex which benefits an on site warden, a communal laundry room, common room and a conservatory. Briefly, the well presented accommodation comprises an entrance hall and staircase with a chair lift to the first floor, kitchen with integrated four ring hob and mid height oven, living room to the rear with French door to a Juliet balcony overlooking the communal gardens, two bedrooms (bedroom one having fitted wardrobes) and a bathroom. Other features include uPVC replacement double glazing, electric heating, security entry system and alarm pulls in all rooms. Surrounding the property are neat, well tended communal gardens which are maintained under the lease agreement. This particular apartment is ideally positioned next to the communal living areas and wash room and is just a short walk through to the towns high street.

Offered with 'no onward chain' viewing is well recommended.

Viewings

Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

Council Tax - Wiltshire Council

Tax Band B For year 2022/23 = £1,692.03

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

Royal Wootton Bassett

Royal Wootton Bassett is a thriving Wiltshire Market Town with a population now totalling approximately 12500. The town is generally considered to date from the 681 AD Malmesbury charter, although it may have existed in Roman times. In the 13th century, Alan Bassett created the layout of the 'new' town as he sought to enlarge his then small settlement of Wootton, and thereby gave rise to the present name of Wootton Bassett.

Royal Wootton Bassett is a lively self-contained community with a wide variety of local schools, shops, services and leisure facilities including its own sports centre, the 'Wiltshire Golf Course', just a mile outside of town and a restored stretch of the Wilts and Berks Canal.

Leasehold

Leasehold. Residual of a 99 year lease which commenced in 1987 - 64 Years remaining

Management Fee payable £220.34 pcm

