



# The Mulberrys, Royal Wootton Bassett, SN4 8BB

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

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PROPERTY SALES & LETTINGS





- Two Bed Maisonette
- Modern Thermostat Electric Heating
- Communal Laundry Room, Common Room & Conservatory
- Warden Controlled for Over 60s
- Recently Renovated Throughout
- Kitchen With Integral Appliances
- Yards From The Towns High Street
- No Onward Chain

# 30 The Mulberrys

## Royal Wootton Bassett, SN4 8BB

**£185,000**

A stunning RECENTLY RENOVATED two bedroom first floor warden assisted retirement apartment pleasantly and conveniently situated just off Royal Wootton Bassett High Street providing easy access to all of the local shops and amenities this town has to offer.

This particular property is in a small over 60s complex with on site warden benefiting a communal laundry room, common room and a conservatory used for coffee mornings and gatherings alike with fellow residents. This particular property comprises an entrance hall with straight staircase allowing easy installation of a chair lift if required, a newly fitted kitchen complete with integral fridge freezer, mid height oven, washer/dryer, built in microwave and slimline dishwasher, living room with electric

feature fireplace and door with a Juliet balcony, two good size bedrooms with a dual aspect bedroom one having fitted wardrobes, and there is a modern shower room. Other features include uPVC replacement double glazing, upgraded thermostat controlled electric heating in each room, video intercom security remote door entry system and emergency alarm pulls in every room.

Surrounding the property are neat, well tended communal gardens which, are maintained under the lease agreement. Offered with no onward chain viewing is highly recommended.



### Viewings

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

**Council Tax: Wiltshire Council**

**Tax Band A For year 2024/25 = £1608.02**  
For information on tax banding and rates,  
please call Wiltshire Council

### Management Fee

There is a monthly management charge of £265.81  
per month

c61 Years Remaining on the lease.

### Energy Efficiency Rating (England & Wales)

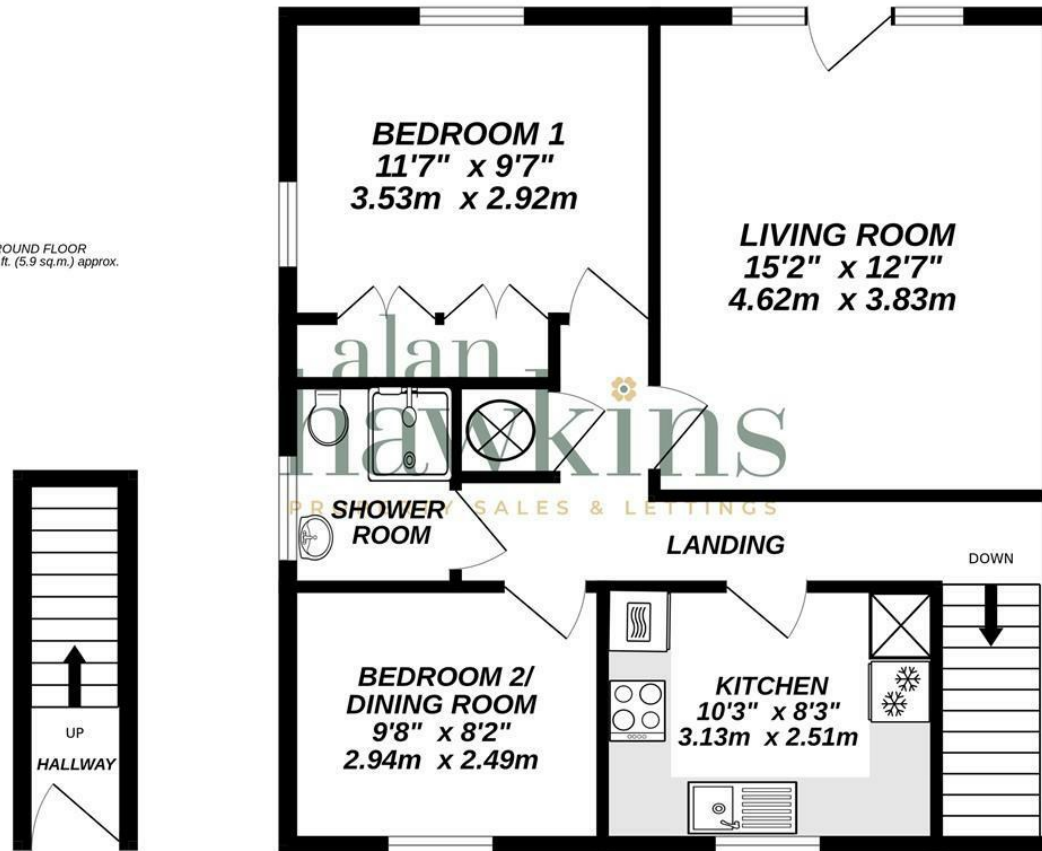
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





1ST FLOOR  
680 sq.ft. (63.2 sq.m.) approx.

GROUND FLOOR  
63 sq.ft. (5.9 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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