



Mulberry Mead, , Whitchurch, RG28 7BE
Guide Price £150,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this two bedroom ground floor apartment situated on this over 55's development in the heart of the village of Whitchurch. Whilst requiring modernisation, viewing is recommended to appreciate all the features on offer including entrance hall, living room, kitchen, two bedrooms and a bathroom. (draft particulars - awaiting vendors approval).

ENTRANCE HALL:

Night storage heater.

LIVING ROOM:

19'5" x 10'4" (5.92m x 3.15m)

Entry phone system, night storage heater, wall light points, storage cupboard, double glazed door to communal grounds, door to -

KITCHEN:

7'4" x 6'10" (2.24m x 2.08m)

Range of eye and base level units, work surfaces, inset single drainer sink unit, fitted oven and hob with extractor fan over, tiled surrounds, appliance space.

BEDROOM ONE:

11'6" x 10'7" (3.53m x 3.23m)

Double glazed window, wall mounted heater, wall light points, wardrobe.

BEDROOM TWO:

8'11" x 8'2" (2.72m x 2.49m)

Double glazed window, wall mounted electric heater.

BATHROOM:

6'8" x 5'5" (2.03m x 1.65m)

Coloured suite comprising panel enclosed bath with shower over, pedestal wash hand basin,

low level w.c., tiled surrounds, wall mounted electric heater.

OUTSIDE:

There are well maintained communal gardens, laid to lawn with established borders.

LEASE DETAILS:

We have been advised there are approximately 63 years remaining on the lease (24/07/1989 - 23/06/2088). Ground rent - £315.00 paid half yearly in two £157.50 payments in April and October - this will increase on 1 April 2039 to £473.00 per annum and again on 1 April 2064 to £709.00 for the remaining term. Service charge - £3667.20 from 01/07/2025 to 30/06/2026 - June 2026. Prospective purchasers should clarify these details with their solicitor.

COUNCIL TAX:

Band A

MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

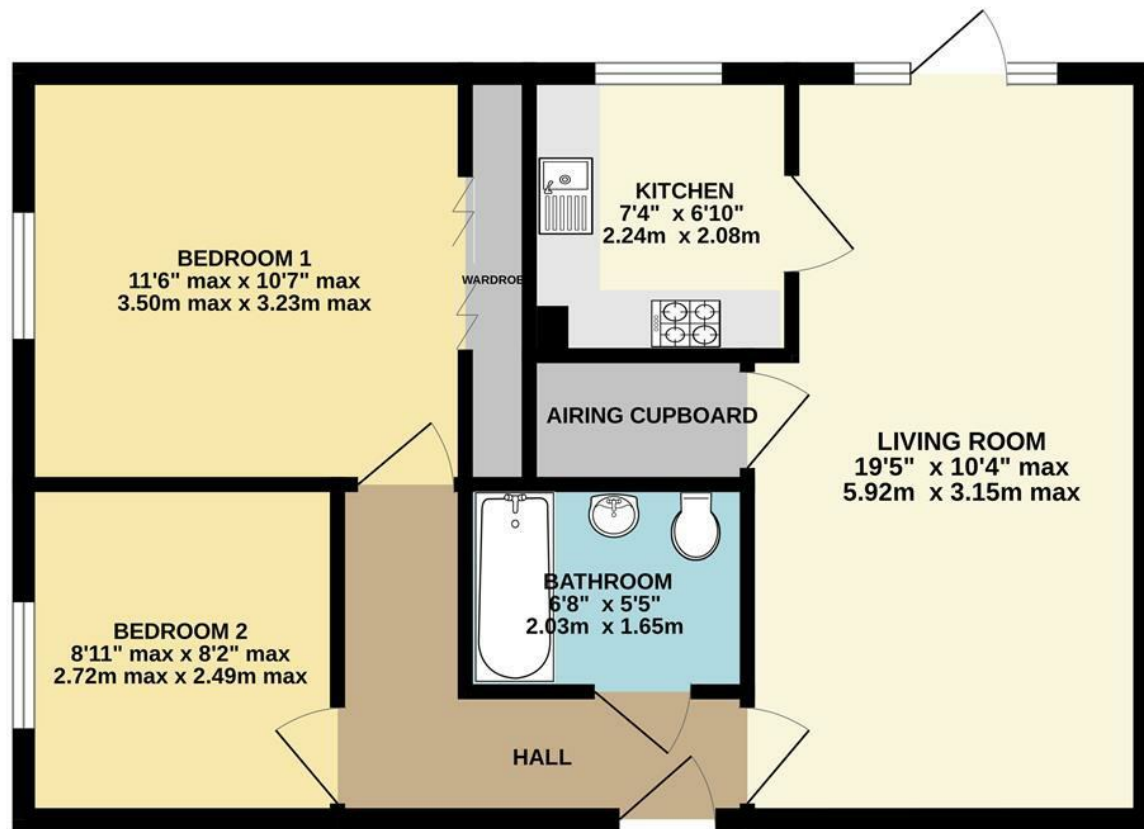
REFERRALS:

Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR

565 sq.ft. (52.5 sq.m.) approx.



2 BEDROOM GROUND FLOOR

TOTAL FLOOR AREA : 565 sq.ft. (52.5 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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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (41-48)	
G (35-39)	
Not energy efficient - higher running costs	
77	79
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (41-48)	
G (35-39)	
Not environmentally friendly - higher CO ₂ emissions	
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