

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 4, Burnham Court, Malmesbury

Price Guide £240,000

COMFORT AND INDEPENDENCE for the over 55's, from The Abbeyfield Society, a registered charity.

A light and airy ground floor corner apartment, (757 sq ft), with direct external access.

Dual aspect kitchen/dining/sitting room, 2 bedrooms and a large wet room.

Communal gardens, on-site parking. CHAIN FREE



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# 4 Burnham Court, Malmesbury

## The Abbeyfield Society

The Abbeyfield Society is a charity that has provided housing and care for older people for over 60 years, Founded in 1956 by Major Richard Carr-Gomm, the society has grown from a single house in Bermondsey, London to providing services to over 7000 residents in 500 houses and homes across the UK. Their guiding principle is to provide companionship, care, practical support and peace of mind to older couples.

## The Property

Burnham Court was built in 2017 to a high standard. Abbeyfield Apartments are well placed to support a vibrant community of like-minded people who value their independence. At Burnham Court you can enjoy the privacy of your own apartment, combined with the communal facilities. These include a large, spacious and comfortable lounge, perfect for entertaining friends and family, a dining room to enjoy coffee and freshly prepared meals, a luxury bathroom and hair salon, an activities room, a buggy store, landscaped gardens and a guest suite for visiting family and friends, for a nightly fee. As part of the Wellbeing charge Burnham Court provides a safe environment with staff 24 hours a day for support with emergencies. The Abbeyfield's team are available to offer whatever help is required from meal preparation to personal care, shopping or social outings.

## The Accommodation

No. 4 is located on the ground floor on the south-west corner of the building. The private front door leads into a generous hall with separate boiler and linen cupboards. The open plan and dual aspect kitchen/dining/sitting room has a range of units with a built-in electric oven and hob, plus under-counter space for two appliances. There are two bedrooms, albeit the larger is currently furnished as a separate living room, plus a large wet room.

## Outside

There are communal gardens surrounding the apartments and parking spaces.

## Service charge

A new 125 year lease commenced on 01/01/17. The service charge is £335.31 pcm which includes buildings insurance. The Wellbeing charge is £159.38 pcm which covers providing 24 hour emergency calls and the reserve/sinking fund is £63.65 pcm. The total service charge for 2021/22 is £558.34 pcm. Contents insurance, council tax and utility charges are payable on top, albeit water and gas are supplied from a central source, and invoiced monthly.

## General

There is a communal TV aerial and the property is covered by a 10 year NHBC warranty. Residents must be over 55 and undergo a health and financial assessment, have a care need, but remain suitable for independent living accommodation. Council Tax Band C - £2,132.81 payable for 2024/25. EPC rating Band B - 84.

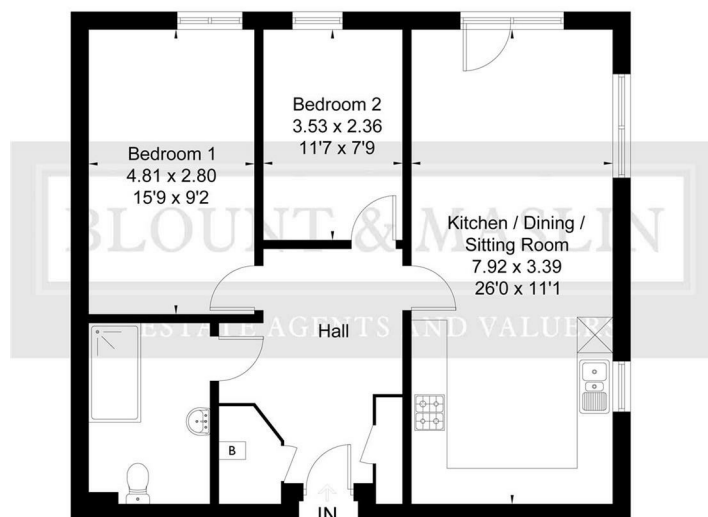
## Location

Malmesbury lies close to the border of Wiltshire and Gloucestershire, 14 miles south of Cirencester and 10 miles north of Chippenham, with Swindon 16 miles to the east and Bath 24 miles to the west. It has a good selection of shops including a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and an Ofsted rated Outstanding secondary school. It is also home to the UK headquarters of Dyson, who employ over 3000 people. J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham, Kemble and Swindon.

## Directions to SN16 0FN

At the top of the High Street, bear left and continue past The Abbey to The Triangle. Here turn right onto Gloucester Road and at the first roundabout, turn left onto Park Road. At the staggered crossroads turn left and proceed up St Aldhelms Road and the entrance to Burnham Court is at the top of the hill.

Approximate Floor Area = 70.3 sq m / 757 sq ft



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While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.