



## 40, Burnham Court, Malmesbury

Price Guide £230,000

A second floor retirement apartment with far reaching views of the Abbey, (753 sq ft), with a lift and stairs.

2 bedrooms, large wet room. Hall, kitchen/dining/sitting room.  
Communal sitting and dining areas, gardens and terrace, parking.  
CHAIN FREE



# 40 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 and events. 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 Accommodation

No. 40 is located on the second floor and is approached via wide easy-going stairs or the lift. The private front door leads into a generous hall with separate boiler and linen cupboards. There is an open plan kitchen/dining/sitting room that has a range of units with a built-in oven and hob, plus space for a washing machine and fridge. The sitting area has a door and Juliet balcony to take full advantage of the view. There are two bedrooms and a large wet room.

## Outside

There are communal gardens surrounding the apartments and a lovely courtyard in the centre. There is parking for about 20 cars.

## Tenure and service charge

Leasehold for 125 years from 01/01/17. The 2023 service charge is £507.25 pcm and includes buildings insurance. Water and gas are supplied from a central source and invoiced quarterly. The Wellbeing charge is £174.20 pcm, which covers the 24 hour emergency calls.

## General

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 Band B - 85. There is a communal TV aerial.

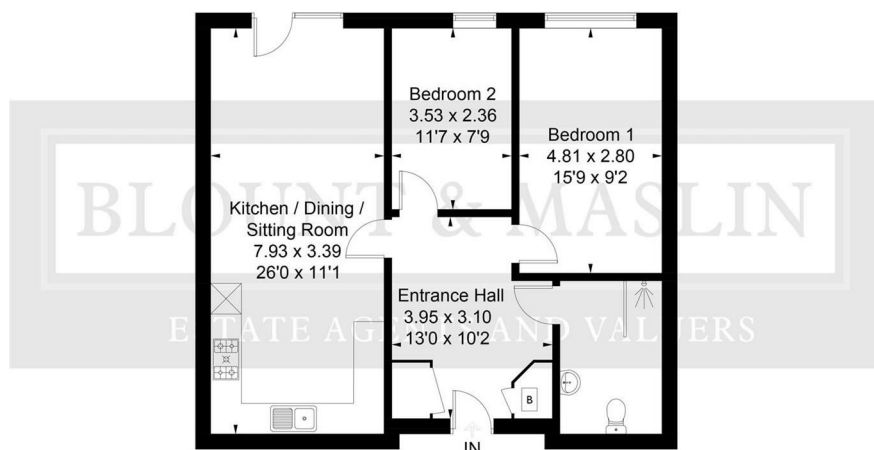
## Location

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. 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 = 70.0 sq m / 753 sq ft



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