

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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12A, Townsend Court, Malmesbury

Price Guide £170,000

A first floor retirement apartment (807 sq ft), adjacent to the Primary Care Centre and Pharmacy, and a short walk from Waitrose supermarket.

2 double bedrooms, large bathroom. Sitting/dining, kitchen, cloakroom. Communal gardens, residents parking, sitting and dining facilities.

CHAIN FREE



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12A, Townsend Court, Malmesbury

The Property

Townsend Court comprises an intimate complex of just 28 luxury, self contained, retirement apartments, built in 2009. Benefits include an emergency call system with friendly staff available 24 hours a day, a guest suite for visitors or relatives, communal residents' dining room and sitting room. Car parking is available for residents and visitors in the adjacent car park.

The Accommodation

The property is on the first floor immediately opposite the lift and the stairs. The front door leads into the middle of a large hall with a generous linen cupboard and a further storage cupboard. The cloakroom is on the right, next door to the master bedroom which has a built-in double wardrobe. There is another double bedroom and the large bathroom has a wet room area. The sitting/dining room has an ornamental fireplace with an electric fire and a large bay window with a bright southerly open aspect. A door leads off to the well equipped kitchen with an electric oven and hob with extractor over. The fridge and freezer are integrated and there is a washing machine.

Outside

The attractive, well maintained communal gardens are predominantly lawned with many mature specimen trees, paved seating areas with garden benches.

General

All mains are connected. The gas combination boiler in the kitchen provides central heating and domestic hot water. Gas and electricity usage are the responsibility of

each owner. The monthly service charge from 1st April 2024 is £676.03 which includes maintenance of the communal areas, gardening, window cleaning, buildings insurance, water rates, 1.5 hours housekeeping per week. A 125 year lease was created in 2009 with no charge for ground rent. Council Tax Band B - £1,693.23 payable for 2024/25. EPC rating B - 82.

Although the property is leasehold, Townsend Court Malmesbury Ltd own the freehold. The board of directors consist of 5 elected owners to act on behalf of all residents.

Location

Malmesbury lies close to the border of Wiltshire and Gloucestershire, 14 miles south of Cirencester and 10 miles north of Chippenham, with Swindon 23 miles to the east and Bath 24 miles to the west. It has a good selection of shops including a Waitrose supermarket, an active U3A with many and varied groups, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a "High Performing Academy" secondary school. Townsend Court is well served by a regular bus service into Malmesbury and Chippenham. 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 0FB

Proceed down the High Street, and continue to the Priory roundabout. Here take the third exit and head south on the A429 for approximately 100m along Burton Hill. Townsend Court is on the left opposite Arches Lane and adjacent to the Primary Care Centre and pharmacy.

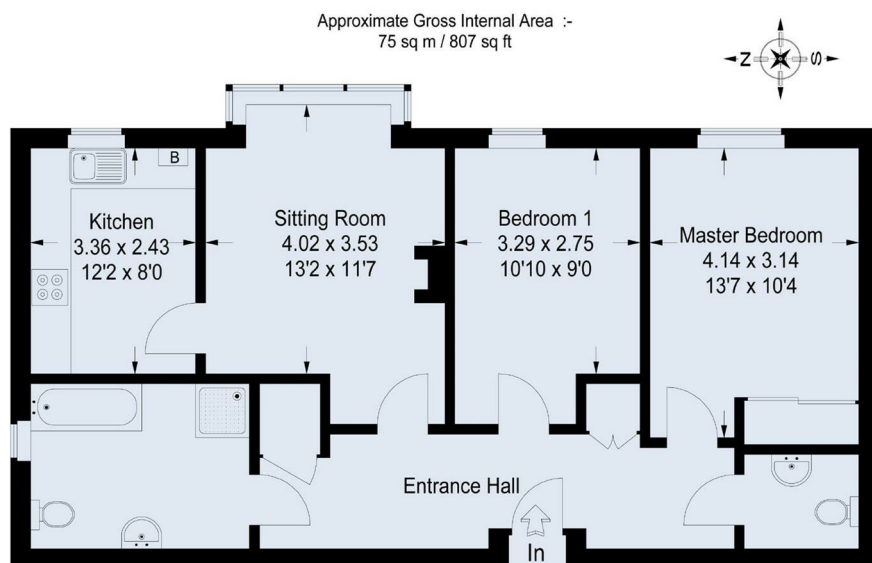


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Job Ref. 98545