

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 24, Orchard Court, Malmesbury

Price Guide £169,950

A first floor flat (646 sq ft) with a garage, in a sheltered housing complex for the over 55's.

2 bedrooms, bathroom. Communal hall, private hall, sitting/dining room, kitchen.

Communal gardens, resident and visitor's parking.

CHAIN FREE



# 24, Orchard Court, Malmesbury

## The Property

Orchard Court lies on the southern edge of the town and is a sheltered housing complex built in 1984 exclusively for the over 55's. It comprises forty flats and six bungalows. Number 24 is a well presented first floor flat. A gas fired boiler supplies central heating and domestic hot water with radiators throughout the property. The external windows have recently been replaced and the communal areas have been redecorated, from funds accumulated via the service charge.

## The Accommodation

Communal ground floor door with intercom. Easy going stairs with shallow risers lead to a first floor landing. The private front door leads into the hall with a useful broom cupboard and the large airing cupboard, housing the hot water cylinder. The sitting/dining room benefits from a pleasant outlook into the complex and benefits from the morning sun. A sliding door leads off to the kitchen which has John Lewis units with a built-in cooker, hob and extractor hood. The slimline dishwasher is integrated, there is an upright fridge/freezer, and space for the washing machine. There are two bedrooms at the rear enjoying an open west aspect, and the shower room has been re-fitted in recent years.

## Outside

There are communal gardens and clothes drying areas at the rear.

## Garage

Situated a short distance from the property in a block. The second one from the left hand end.

## Tenure and service charge

A 99 year lease was created in June 1984. The current service charge is £204 per calendar month and includes maintenance of the communal areas, window cleaning, building insurance and part-time assistance from the warden. The ground rent is £80 per annum.

## General

All mains connected. The gas boiler in the kitchen supplies central heating and hot water. Pets are allowed subject to permission from the Management Company. Council Tax Band B - £1693.23 for 2024/25. EPC rating Band C - 73.

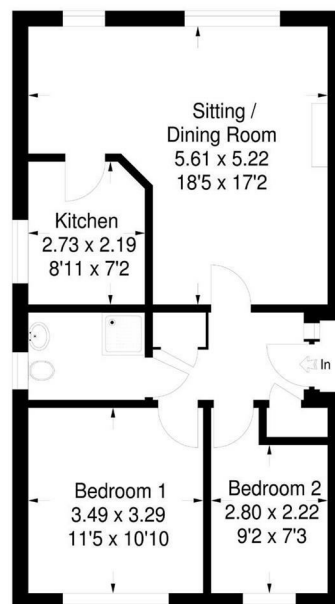
## Location

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 0ED

Proceed down Malmesbury High Street, over the river bridge and continue to the Priory roundabout. Here take the third exit heading towards Chippenham and take the first turning right into Arches Lane. After 100 yards turn right into Orchard Court.

Approximate Gross Internal Area :- 60 sq m / 646 sq ft



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.