

# BLOUNT & MASLIN

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## 3, Outer Silk Mills, Malmesbury

Price Guide £289,950

A spacious and immaculated presented maisonette (873 sq ft) in a Listed former Silk Mill with views over the River Avon.

2 double bedrooms, bathroom with shower over the bath. Hall, cloakroom, 15' square sitting/dining room, well equipped kitchen, adjoining utility room. Communal garden. Private allocated parking space.

NO ONWARD CHAIN



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# 3 Outer Silk Mills, Malmesbury

## The Property

This former Silk Mill is Grade II Listed and dates from the 18th century. It was converted in the mid 1980's into 11 flats. Number 3 is a maisonette on the ground and first floor. The light and airy accommodation is immaculately presented throughout. On the ground floor, which features wooden flooring, there is an entrance hall, cloakroom, dual aspect 15' square sitting/dining room and well equipped kitchen with adjoining utility room. On the first floor there is a large double bedroom with walk-in wardrobe, a further double bedroom, both benefitting from lovely views over the River Avon, and a bathroom with shower over the bath.

## Outside

Immediately adjoining the rear of the Mill is an area of communal garden which is lawned with mature shrub borders. The nearby St Aldhelms Mead park also provides a fabulous open space, adjoining the river, with picnic benches. A short distance away, and within the Mill complex, is an allocated private parking space

## General

A 145 year lease started in 1986 but the purchaser, on completion, will receive a £1 share in OSM Ltd (Outer Silk Mills), who own the freehold. The maintenance charge for 2024 is £141.68 per month. This covers buildings insurance, external repainting and repairs to the fabric of the building, cleaning and electricity charges for the internal communal areas, as well as garden

maintenance, and external water and electricity charges. All mains are connected. The Worcester Bosch gas boiler in the kitchen supplies radiators and central heating. Council Tax Band C - £2,132.81 payable for 2024/25.

## 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 9LP

Proceed down Malmesbury High Street, over the river bridge and the Outer Silk Mill is on your left hand side. The apartment is located on the second floor with the communal entrance door under the archway.

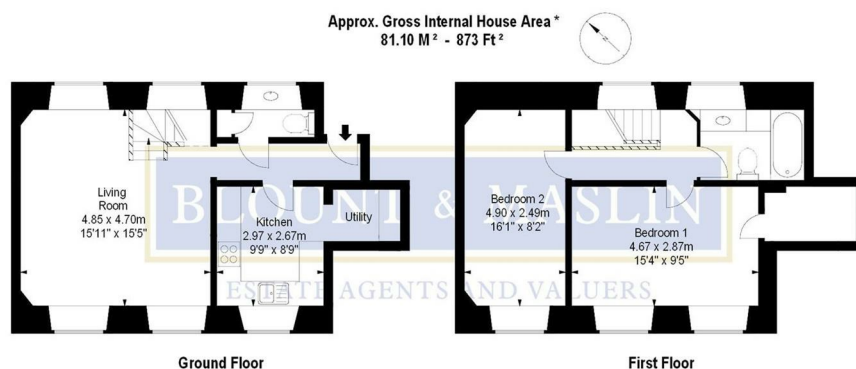


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice