

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 17, Orchard Court, Malmesbury

Price Guide £174,000

A ground floor flat (649 sq ft) with a garage, in a sheltered housing complex for the over 55s.

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

Communal gardens, garage, resident and visitor's parking.

CHAIN FREE



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# 17, 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 55s. It comprises forty flats and six bungalows. Number 17 is a well presented ground floor flat, in an enviable position on the end of a block. 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 and private front door leading into the hall. This has a useful broom cupboard and the large airing cupboard, housing the hot water cylinder. The L shaped sitting/dining room benefits from a pleasant outlook into the complex and has a fireplace surround with a gas fire. A sliding door leads off to the kitchen which has a built-in electric cooker and hob. There is under-counter space for a fridge, freezer and washing machine. At the rear are two bedrooms, and there is a bathroom which has been re-fitted in recent years.

## Outside

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

## Garage

A short distance from the flat is a row of garages and No 17 owns the garage marked 18, the third one in from the right hand end. Adjacent is a tap for car washing.

## Tenure

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 fixed at £80 per annum for the flat and £10 for the garage.

## General

All mains connected. The Potterton gas boiler in the kitchen supplies central heating and hot water. Council Tax band B - £1,693.23 payable 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 OED

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.

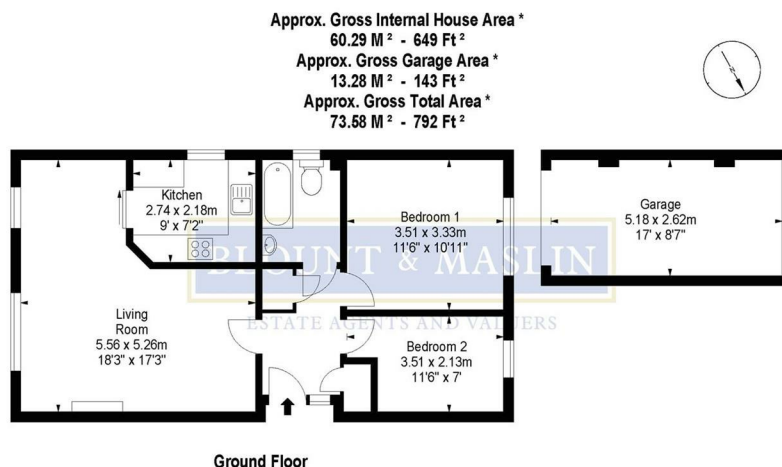


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice