

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury  
Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



## 27 Cedar Court Sir Bernard Lovell

Price Guide £220,000

STYLISH AND CONTEMPORARY ground floor apartment (633 sq ft), on the Cowbridge Mill development, on the eastern edge of the town.

2 double bedrooms, en suite shower and separate bathroom with shower. Open-plan kitchen/dining/sitting room. Wrap around paved sitting areas.

Two adjacent private parking spaces.



# 27 Cedar Court Sir Bernard Lovell Road, Malmesbury

## The Property

This former office building was converted into contemporary apartments in 2016. No 27 is on the east side of the building on the ground floor and has the unusual benefit of two private allocated parking spaces immediately adjacent to the property. It forms part of the Cowbridge Mill development on the eastern outskirts of the town, with easy access to local footpaths and a cycle route into Malmesbury, following the old train line.

## The Accommodation

Private entrance with a door leading into the open-plan sitting/dining/kitchen. The kitchen area has an electric cooker and hob with an extractor over. The fridge, freezer, washing machine and slimline dishwasher are all integrated. Double doors lead to a large cupboard housing the pressurised hot water system and air circulation unit. Adjacent is a lobby with a further door into the storage cupboard, a double bedroom and an adjacent bathroom with shower over the bath, vanity basin and WC with enclosed cistern. To the left of the central living area is the main bedroom, which has a large L shaped corner wardrobe and storage space. Double doors lead to the en suite shower.

## Outside

Wrapping around the apartment is a paved sitting out area with space for a table and pots etc. There are two external lights. The two allocated parking spaces are immediately adjacent.

## Tenure

The Freehold of the building is owned by RG Securities (No. 2) Ltd. A new 150 year lease was created in 2016. The ground rent is £250 per annum and the service charge for 2023/4 is £1334, both paid by two instalments in March and September. The buildings insurance is currently £400 per annum.

## General

All electric heating and hot water system. Council Tax band C - £1,935.12 payable for 2024/25. EPC rating band D - 59.

## 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 9GG

Proceed in an easterly direction out of the town on the Swindon Road (B4042). At the bottom of the hill, turn left into the Cowbridge Mill development, prior to the river bridge. No 27 is the far side of the building so turn in left after the parking spaces and the property is the first on the left.

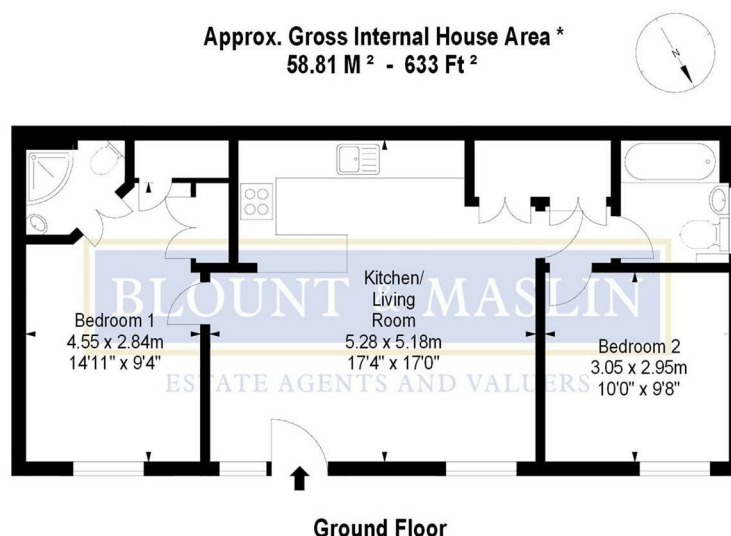


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice

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.