

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury
Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



2, Townsend Court, Malmesbury

Price Guide £250,000

A luxury ground floor retirement apartment on the edge of town (812 sq ft).

2 double bedrooms and a large bathroom with separate shower. Hall, sitting room, kitchen with appliances, WC. Communal gardens, resident parking.

CHAIN FREE



2, Townsend Court, Malmesbury

The Property

Townsend Court comprises 28 luxury retirement apartments, in a desirable location opposite the Primary Care Centre, with a chemist adjacent. Peace of mind comes from friendly staff available on-site 24 hours a day, 7 days a week. The apartment is well appointed and in excellent order throughout. Benefits include an emergency call system, a guest suite for visitors, communal residents' dining room, where a cooked lunch is available if required, and a residents sitting room. Car parking is available for residents and visitors in the immediately adjacent car park.

The Accommodation

The front door leads into a spacious hall which has a linen cupboard and a cloaks cupboard with the electricity meter. At the far end is a cloakroom. The sitting room has an ornamental fireplace surround with an electric fire and French doors out to a patio and the gardens. Next door is the kitchen which is well equipped and includes an integrated fridge and freezer. The cooker, hob and extractor are all built-in and there is also a fitted washer/dryer. There are two double bedrooms, one with a built-in double wardrobe. The large bathroom has a bath and 'wet room' shower.

Outside

The communal gardens are predominantly lawned with many mature specimen trees, paved sitting areas with garden benches.

Services

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 - £1,780.84 payable for 2023/4.

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 0FB

From the Priory roundabout, head South on the A429 for the approximately 100m along Burton Hill.

Townsend Court is on the left opposite Arches lane and adjacent to the Primary Care Centre.

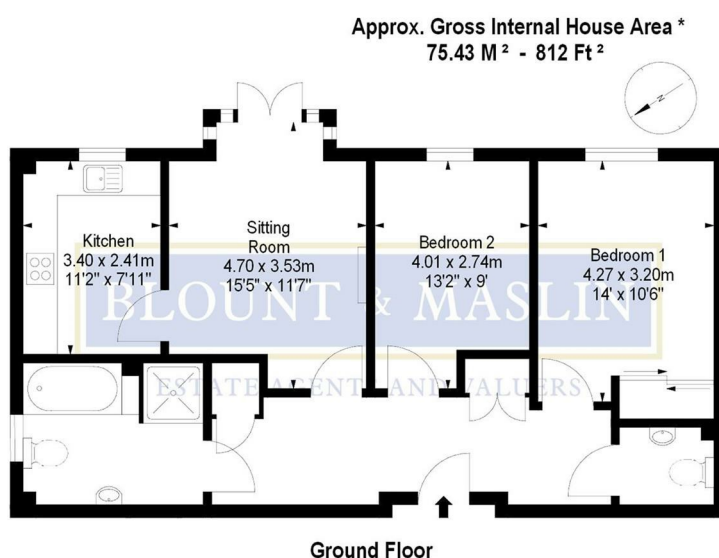


Illustration For Identification Purposes Only. Not To Scale

* 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.