

# BLOUNT & MASLIN

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## 6, Westport Manor, Malmesbury

Price Guide £400,000

The epitome of space, elegance and contemporary living (1068 sq ft). 3 bedrooms, 2 bath/shower room luxury apartment with large open plan living space including a bespoke kitchen with appliances and an island unit.

Stunning panoramic views, two private allocated parking spaces.



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# 6 Westport Manor, Malmesbury

## The Property

Westport Manor is a landmark building in Malmesbury which was skilfully converted in 2011 into nine luxury apartments. The building lies in a Conservation Area towards the western edge of the town and has enjoyed an interesting past. Many Malmesbury folk will have attended Westport Manor either during its time as a boy's primary school in the early to mid-1900's, or more recently while it was the art department for the nearby secondary school. The students' paint and clay splatters are now all gone and the magnificent windows have been restored to their former glory. The stone work has been fastidiously cleaned and re-pointed. The nine apartments are unique in Malmesbury, a brilliant combination of the best of both worlds - period aesthetics and the latest modern building standards. This has produced contemporary interiors that are specifically designed for the more discerning and sophisticated market.

This 3 bedroom duplex apartment has the ceiling exposed to full height with the original beams and a mezzanine level. It also enjoys a lovely view over the Avon River Valley and town roof tops, and in addition has the unusual benefit of two allocated parking spaces.

## The Accommodation

Communal door to stairs leading to the second floor. Private front door leading into the apartment. The large open plan living space has a vaulted ceiling with exposed trusses and is the epitome of space, elegance and contemporary living. Large mullion windows flood the room with natural light and there are delightful views of the town rooftops and the Abbey. The kitchen area has a built-in cooker and microwave with a five ring ceramic hob and pop-up extractor fan in the granite topped island unit, which is large enough to double as a breakfast bar. The fridge, freezer, tumble dryer and slimline dishwasher are all integrated and the under-stair cupboard houses a washing machine. Wide double doors adjacent lead to a study/dining room or third bedroom at the rear. The second bedroom has a fully tiled shower room adjacent with a large walk-in shower enclosure. The impressive master bedroom is on the mezzanine level with a glass balcony overlooking the living room, extensive eaves wardrobes, a bathroom with double ended bath and separate shower, plus a dressing area overlooking the kitchen.

## Outside

There are lawned communal gardens to the front and rear of the property. A block paved driveway leads to private residents' and visitor parking. There is also a communal bicycle store and wheelie bin storage.

## General

All mains connected, The gas boiler is in the kitchen and supplies central heating and hot water. Council Tax Band D - £2,399.42 payable for 2024/25. EPC Band B - 78.

## Tenure

A 125 year lease was created on 25/12/10 and the ground rent is £125 per annum. The building is managed by Remus Property Consultants and the service charge for 2024 is (TBA by vendors) per annum and includes buildings insurance, maintenance of the communal areas, redecoration of the communal hall, the annual servicing of the fire alarm, bi-monthly external window cleaning and auditing of the accounts. Payments are made on account throughout the year and reconciled after the year end.

## 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 0FE

At the top of Malmesbury High Street bear left and continue past the Abbey to the Triangle. Here turn left onto the Sherston road (B4040) and take the 2nd right into Gastons Road and Westport Manor is the first turning on your left. There are two allocated parking spaces on the right.

