

# BLOUNT & MASLIN

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## 12 Cedar Court, Malmesbury

Price Guide £230,000

Light and spacious first floor apartment (817 sq ft) situated within the contemporary Cedar Court building on the Cowbridge Mill development on the eastern edge of the town.

Open plan sitting/dining/kitchen with integrated appliances. Two double bedrooms, en-suite shower and separate bathroom. Two allocated parking spaces.

CHAIN FREE



# 12 Cedar Court, Malmesbury

## The Property

This former office building was converted into contemporary apartments in 2016. Number 12 is situated on the first floor and is accessed via the impressive entrance foyer with telecom entry system. The apartment is beautifully presented and offers a spacious kitchen/dining/living area, two double bedrooms with the added benefit of two bathrooms/shower rooms - ideal for shared occupancy. Outside there are two allocated parking spaces and use of the well kept communal gardens to the front. Further practical benefits include a lift, bike store and generous additional storage facilities. Easy access to local footpaths and a cycle route into Malmesbury, following the old train line.

## General

All electric heating and hot water system. Council Tax band C - £1,935.12 payable for 2024/25. EPC rating band C - 77.

## Tenure

The Freehold of the building is owned by RG Securities (No. 2) Ltd. A new 150 year lease was created in 2016. The service charge for 2024/5 is £2280.95pa paid in two instalments, March and September. Buildings insurance of £400 per annum is included in the service charge.

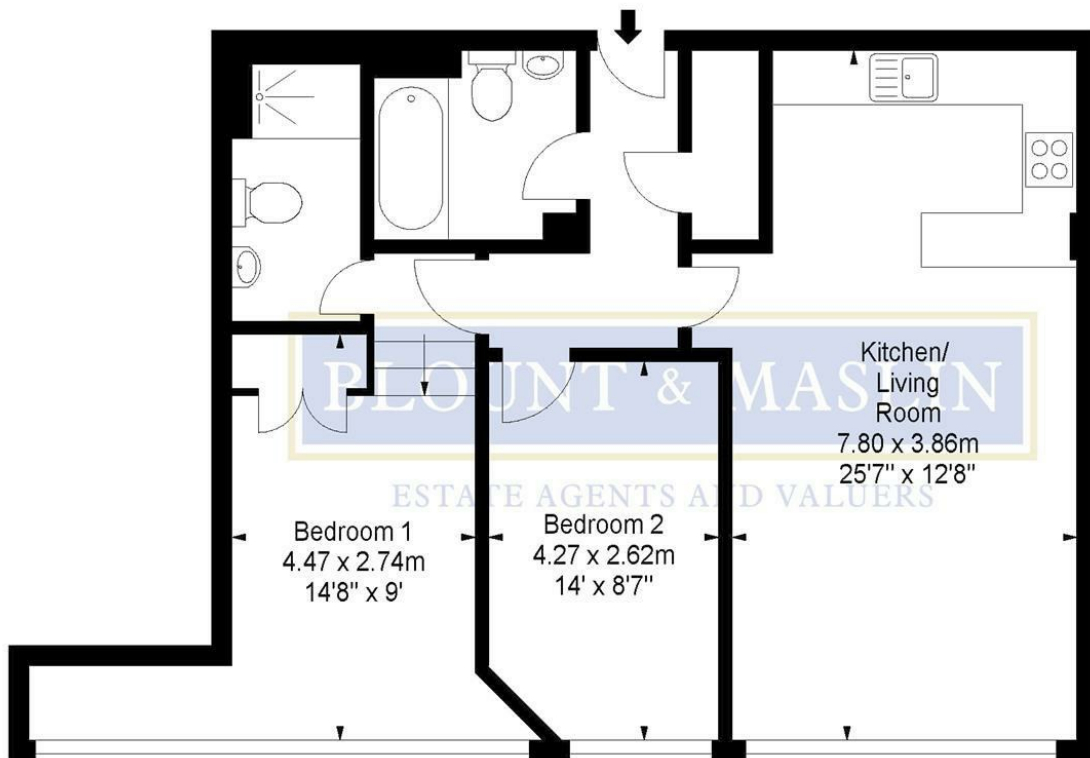
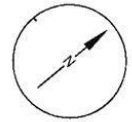
## Malmesbury

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

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. Number 12 is located within Cedar Court on the first floor.

Approx. Gross Internal House Area \*  
75.90 M<sup>2</sup> - 817 Ft<sup>2</sup>



First Floor

Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice