

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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26 Sir Bernard Lovell Road, Malmesbury Price Guide £185,000

A stylish second floor apartment (554 sq ft) within the Cowbridge Mill development,
on the eastern edge of the town.

Hall, open-plan triple aspect sitting room with fitted kitchen, bedroom and
bathroom with shower. Communal garden, allocated parking.

CHAIN FREE



26 Sir Bernard Lovell Road, Malmesbury

The Property

This purpose built block of apartments were constructed in 2007 by Redrow Homes. Situated on the eastern edge of the town within the Cowbridge Mill development, there is easy access to countryside walks and the river. The property has excellent rental potential and we are advised the current rent is likely to be in the region of £795pcm. A new consumer unit was fitted in October 2023.

The Accommodation

Communal front door with intercom and stairs to the second floor. The private front door leads into a hall with a window to the side, and a large walk-in cupboard with the pressurised hot water cylinder and ample storage space. There is a double bedroom with a side view and a built-in wardrobe, with the bathroom opposite having a shower over the bath. At the rear is the light and spacious open-plan triple aspect sitting room and kitchen. This has a Juliet balcony, a built-in cooker, hob and extractor, plus an integrated fridge and freezer, together with a free-standing washing machine.

Outside

There are communal gardens with seating adjacent to the rear of the building, plus an allocated parking space in the main car park.

Tenure and service charge

A new 125 year lease was created in 2007 with 108 years remaining. The service charge is £139.67 per month and

the ground rent is £198.58 per annum, paid in two half yearly instalments.

General

Mains water, electricity and drainage are connected. Electric heating and hot water system. Council Tax Band A - £1,451.34 payable for 2024/25. EPC rating Band C - 72.

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 9FQ

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. The property lies in the first block on your right hand side and is approached via the entrance at the rear.

