

# BLOUNT & MASLIN

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## 44 Sir Bernard Lovell Road Malmesbury Price Guide £215,000

**\*PRICE REDUCTION\*** A spacious, light and airy, top floor apartment (794 sq ft), on the Cowbridge Mill development, on the eastern edge of the town.

2 double bedrooms, en suite shower and bathroom. Hall, built-in cupboards, large sitting/dining/kitchen. Two allocated parking spaces, communal gardens.





# 44 Sir Bernard Lovell Road Malmesbury

## The Property

Built in 2007 by Redrow Homes, this modern apartment lies at the front of the development and has an open south-westerly aspect from the main living room, with fabulous views over countryside. It has UPVC double glazed windows and an all electric heating and hot water system.

The living space benefits from triple aspect making it light and airy. There are two double bedrooms and two bath/shower rooms, making it ideal for sharers.

## Outside

The property has two allocated parking spaces in the adjacent car park. There are communal gardens around the property, with benches to take advantage of the river views.

## General

The property is leasehold. A new 125 year lease commenced January 2007. The service charge is £1054 every 6 months and the ground rent is £165 every 6 months. Mains water, electricity and drainage are connected. Electric heating and hot water system. Council Tax Band B - £1,866.22 payable for 2024/5. EPC rating Band D - 64.

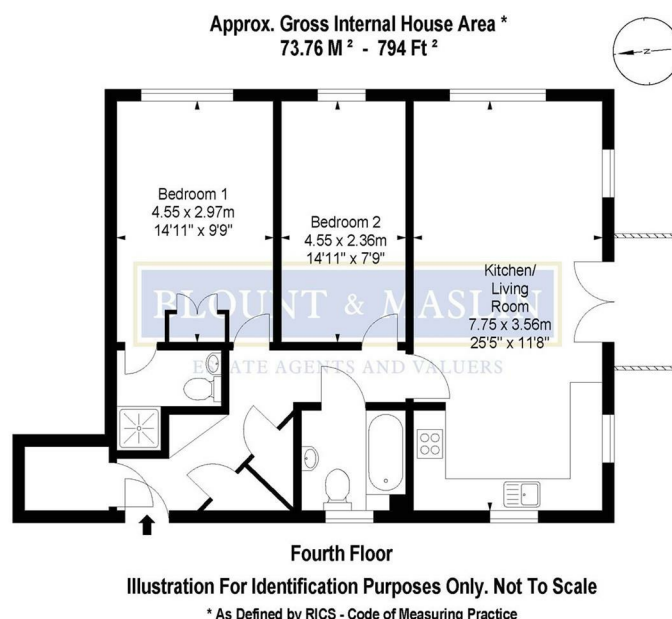
## Malmesbury

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 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.



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.