

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 114 Sir Bernard Lovell Road, Malmesbury Price Guide £205,000

A spacious first floor apartment (792 sq ft) on the eastern edge of the town, on the Cowbridge Mill development.

2 double bedrooms, 2 bath/shower rooms - one en suite. Large open-plan kitchen/dining/sitting room with built-in appliances.  
Car barn providing covered parking with storeroom.



# 114 Sir Bernard Lovell Road, Malmesbury

## The Property

The Cowbridge Mill development was built by Redrow Homes and lies on the eastern outskirts of the town. This first floor apartment is in a block of four and has a door entry system. The majority of rooms are south facing and the apartment would make an ideal starter home or buy-to-let investment.

Communal ground floor door with intercom and stairs leading to the first floor. A private front door from the landing leads into the apartment. The hall has a window, deep built-in storage with shelving and a separate cupboard housing the hot water cylinder. On the left are two double bedrooms, one with an en suite shower, and opposite is a family bathroom with shower over the bath. The living accommodation comprises a large open plan kitchen/dining/sitting room. The kitchen has a range of units and includes a built-in electric cooker, combination microwave, gas hob and extractor. The fridge, freezer, dishwasher and washer/dryer are all integrated.

Open fronted covered parking with a useful store at the rear with light connected. A separate bicycle store is also available.

## Tenure and Service Charge

A new 125 year Lease commenced in 2009. The annual service charge for 2025 is £2405.00 paid in 2 instalments. Ground Rent is charged at £330.00 per annum.

## General

All mains connected. The gas boiler supplies central heating and hot water. Council tax Band B - £1404.46 payable for 2024/25. EPC rating C

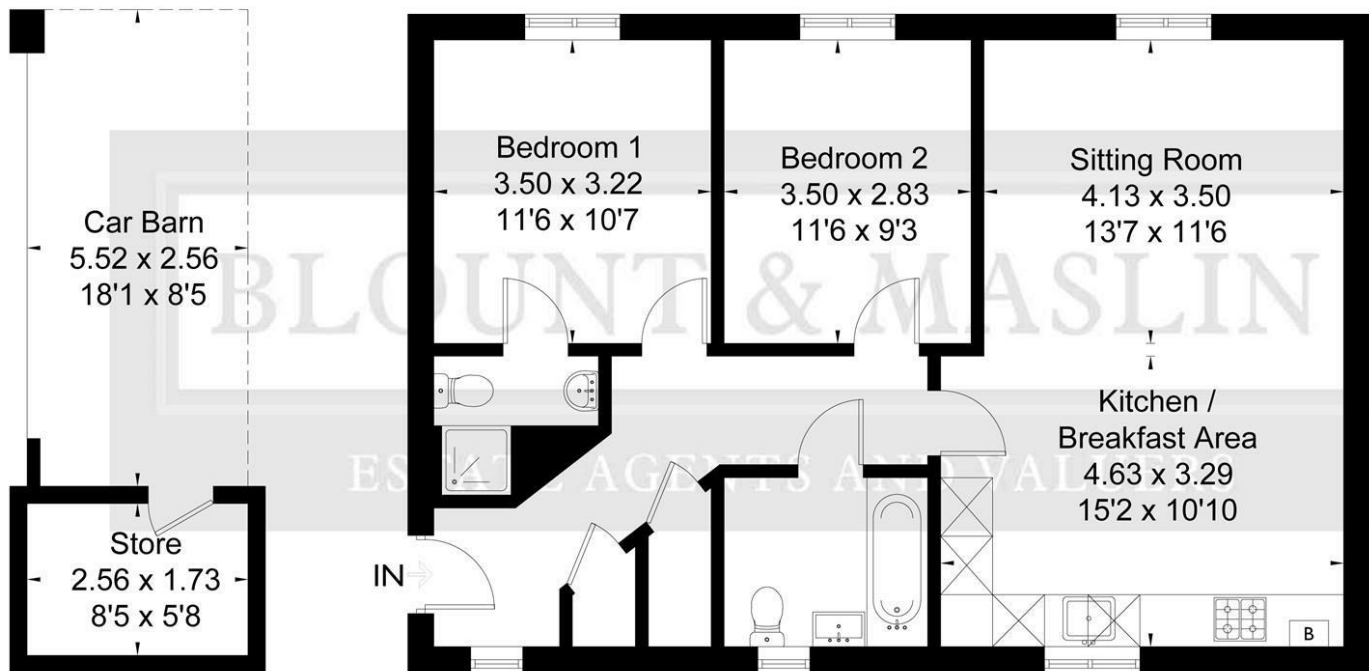
## Malmesbury

Reported to be England's oldest borough, dating from around 880AD, Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and 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 and Kemble.

## Directions to SN16 9FQ

Proceed down Malmesbury High Street, over the river bridge and at the Priory roundabout take the 2nd exit, the B4042. Continue over the rise and at the bottom of the hill, take the left hand turning into Sir Bernard Lovell Road.

Approximate Area = 73.6 sq m / 792 sq ft  
Store = 4.5 sq m / 48 sq ft  
Total = 78.1 sq m / 840 sq ft



(Not Shown In Actual  
Location / Orientation)

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