

Cedar Court

Malmesbury



CEDAR COURT



LOCKSTONES
ESTATE AGENTS

21 Cedar Court
Malmesbury

Guide Price £215,000



*Second Floor Apartment ~ Open Plan Living Area ~ Integrated Appliances ~ Two Bedrooms ~ Communal Garden ~
Two Allocated Parking Spaces ~ EPC Rating: D*



This contemporary second floor apartment in Cedar Court is located on Malmesburys Southern border within walking distance of town and beautiful countryside walks.

The open plan living area provides a light and airy space with picture windows along one wall. The high gloss kitchen is fully fitted with integrated appliances and the fitted bathroom includes a shower over the bath. The main bedroom benefits from fitted wardrobes and a further second bedroom which could be used as an office. Externally, the property enjoys communal gardens and two allocated parking spaces.

Cedar Court was converted approximately 7 years ago and has been designed to create a real sense of space with particularly good storage facilities. There is a large entrance lobby which leads to a generous communal reception room. Bike storage facilities, further storage locker and communal bins.

The property is leasehold with approximately 143 years left. The ground rent is £250 pa and service charge £967 bi annual includes general building maintenance, landscaping, cleaning communal areas.
Council Tax Band B



Entrance Hall

'Videx' entrance video system. Large storage cupboard housing pressurised hot water system and additional storage. Electric radiator. Down lights and radiator. LVT flooring. Doors to:

Kitchen / Open Plan Living Area

Coated aluminium double glazed window to side. Television, internet and sky points. Two electric heaters. LVT flooring continuing throughout. Opening to:
Kitchen area with matching range of wall and base units, work surface over and matching upstands. Inset one and half bowl stainless steel sink and drainer with mixer tap. Integrated hob with glass splash-back and stainless steel extractor hood over. Integrated dishwasher, fridge freezer and washer dryer. Down lights.

Master Bedroom

Coated aluminium double glazed window to side. Television and telephone point with USB charging. LVT flooring. Electric radiator.

Bedroom Two

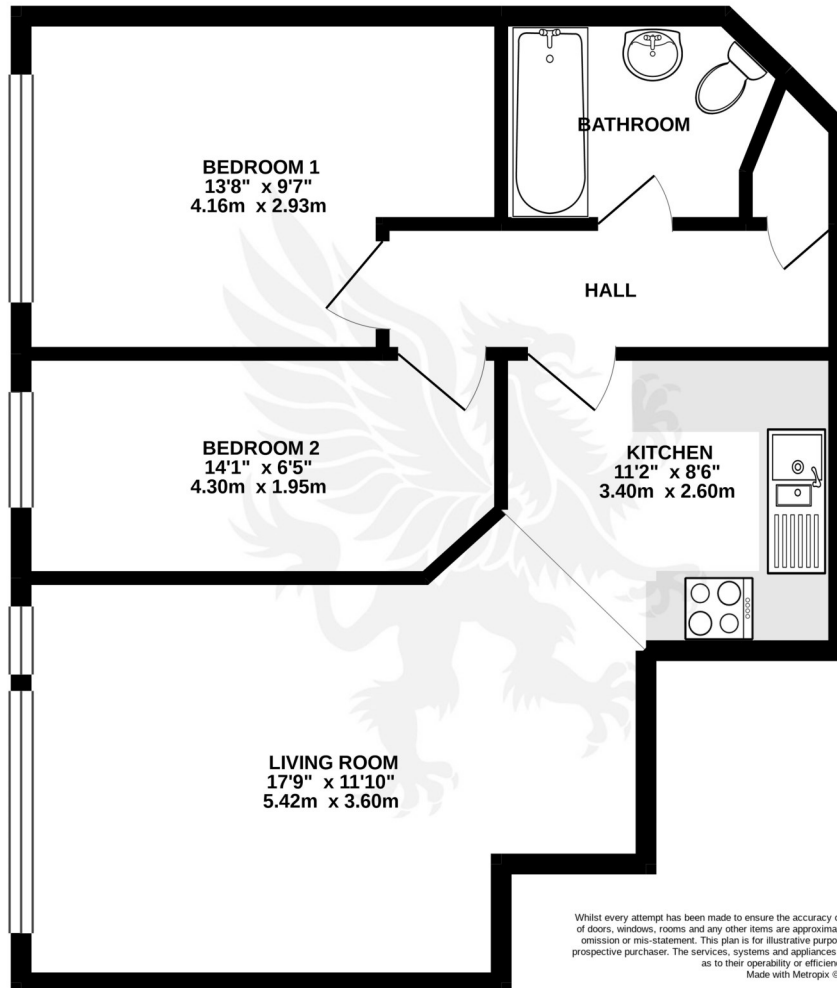
Coated aluminium double glazed window to side. Television, telephone and USB point. LVT flooring. Electric radiator.

Family Bathroom

Tiling to principal areas. Panelled bath with shower over and glass shower screen. Close coupled w/c and vanity wash hand basin with inset storage. Chrome heated towel rail. Extractor fan. Down lights. LVT flooring.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings— Please call the Malmesbury office on 01666 338633 or email malmesbury@lockstones.co.uk in order to arrange an accompanied viewing on the property.

52 High Street, Malmesbury, Wiltshire, SN16 9AT Tel: 01666 338603 Fax: 01666 338606
Email: malmesbury@lockstones.co.uk Website: www.lockstones.co.uk