



📍 24 Townsend Court, Priory Way, Malmesbury, Wiltshire, SN16 0FB

🏠 Guide Price £164,950

A two bedroom top floor retirement apartment, situated in a highly sought-after development on the southern fringes of Malmesbury town.

- Retirement Apartment
- Two Double Bedrooms
- Sitting Room
- Fitted Kitchen
- Bathroom With Walk-in Shower
- Spacious Entrance Hall
- Communal Areas including Garden & Lounge
- 24 Hour On-Site Staffing
- Sought After Location
- No Onward Chain

🏠 Leasehold

🏠 EPC Rating C



A large two bedroom top floor apartment set in a sought after development. Townsend Court is located on the southern edge of Malmesbury town, situated on a main bus route which provides easy access to shops and all local amenities. This impressive apartment comprises a spacious hallway with cloakroom, a bay fronted sitting room and a fitted kitchen with a range of integrated appliances. There are two generous bedrooms and a bathroom with large walk-in shower/wet area. The development is staffed 24 hours a day, 7 days a week by a team of managers, routine domestic help is provided within the service charge, and additional help is also available. The dedicated on-site staff are employed, ensuring a quality of service, which is delivered during the day and for emergencies at night. There is an owners' lounge and a restaurant that provides an optional 2 course meal at lunchtimes and a guest suite available for owners to book.

Situation

Townsend Court is situated on the southern side of town with local amenities within a very short distance. Malmesbury itself is reputed to be the oldest borough in the country dating back to the 11th Century. The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complimented by modern shopping and quaint boutiques. This thriving pretty market town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops, services, schooling and leisure facilities available. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately 1 hour 15 minutes.

Property Information

Tenure: Leasehold- A 125-year lease was created in 2009. The current service charge for 2024/25 is £676.03 per calendar month and includes maintenance of the communal areas, window cleaning, building insurance, water rates, and 1.5 hours of housekeeping per week. Townsend Court Malmesbury Ltd own the freehold

EPC Rating: C

Council Tax Band: B

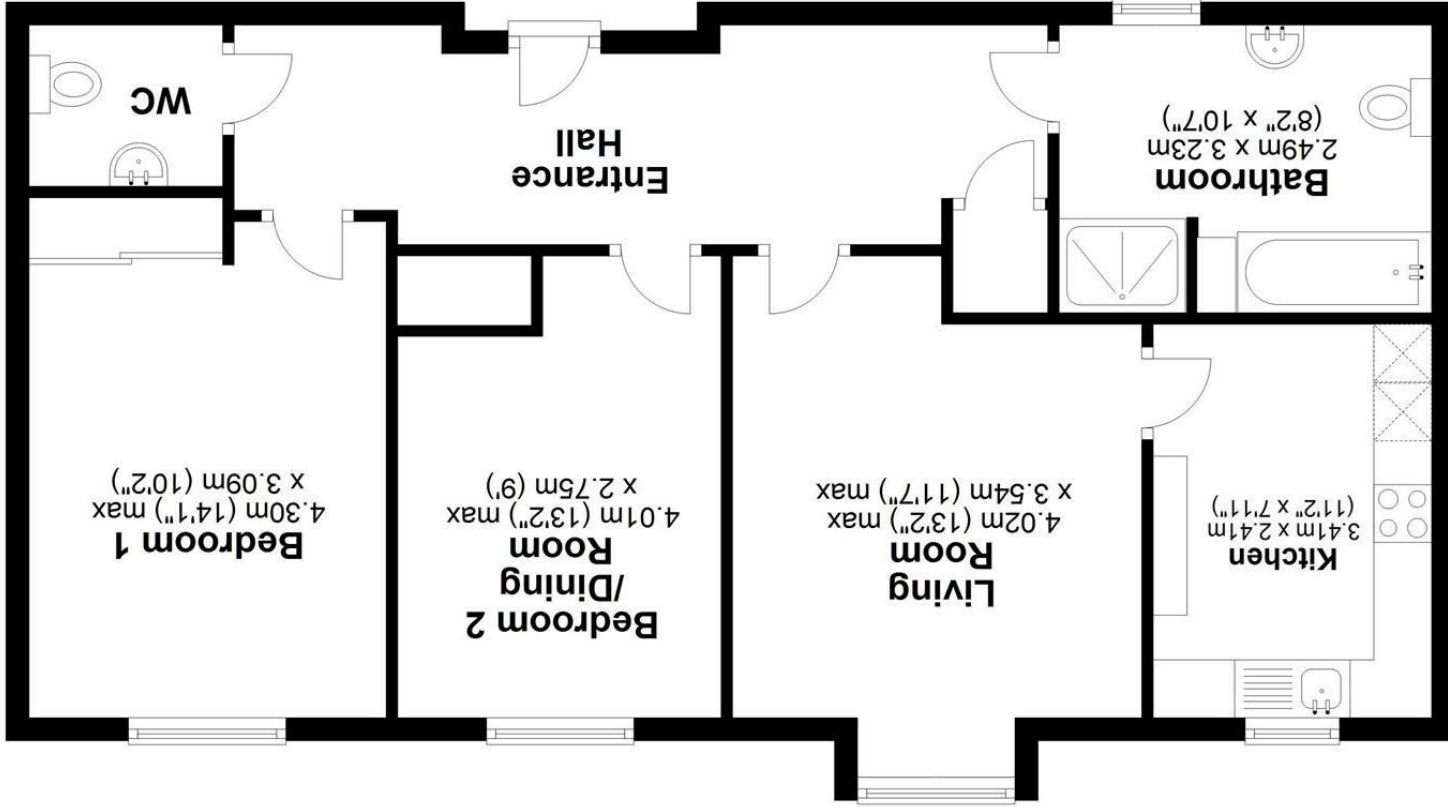
Mains services connected include gas, water, electricity and drainage.



Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.

Total area: approx. 73.0 sq. metres (785.2 sq. feet)



Approx. 73.0 sq. metres (785.2 sq. feet)

Floor Plan