



📍 2 Outer Silk Mills, Malmesbury, Wiltshire, SN16 9LP

🏠 Guide Price £285,000

A wonderfully proportioned two bedroom maisonette with an allocated parking space, conveniently located in the heart of the town.

- Mill Conversion
- Grade II Listed
- Maisonette
- Two Double Bedrooms
- Sitting/Dining Room
- Kitchen & Utility Room
- Communal Gardens
- Allocated Parking

🏠 Leasehold - Share of Freehold

🏠 EPC Rating



Set in an attractive Grade II Listed conversion of a former Silk Mill, this two bedroom maisonette offers a spacious interior presented in beautiful order throughout. The accommodation is arranged over two floors and comprises an entrance hallway with cloakroom, a 15'9" x 15'4" double aspect sitting/dining room and a fitted kitchen with a separate utility room. The first floor benefits from a 15'7 bedroom one with a small dressing area, a second double bedroom, both rooms enjoying views over the river Avon and a bathroom. A new central heating boiler was installed in December 2023 and comes with an 8-year warranty. Externally the property stands within well tended communal gardens with an allocated parking space.

Situation

The Silk Mills are located by the River Avon, just a short walk from the centre of Malmesbury. The town 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 town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops including a recently opened Waitrose, schools and leisure facilities. 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: Share Of Freehold

EPC Rating: N/A - Grade II Listed

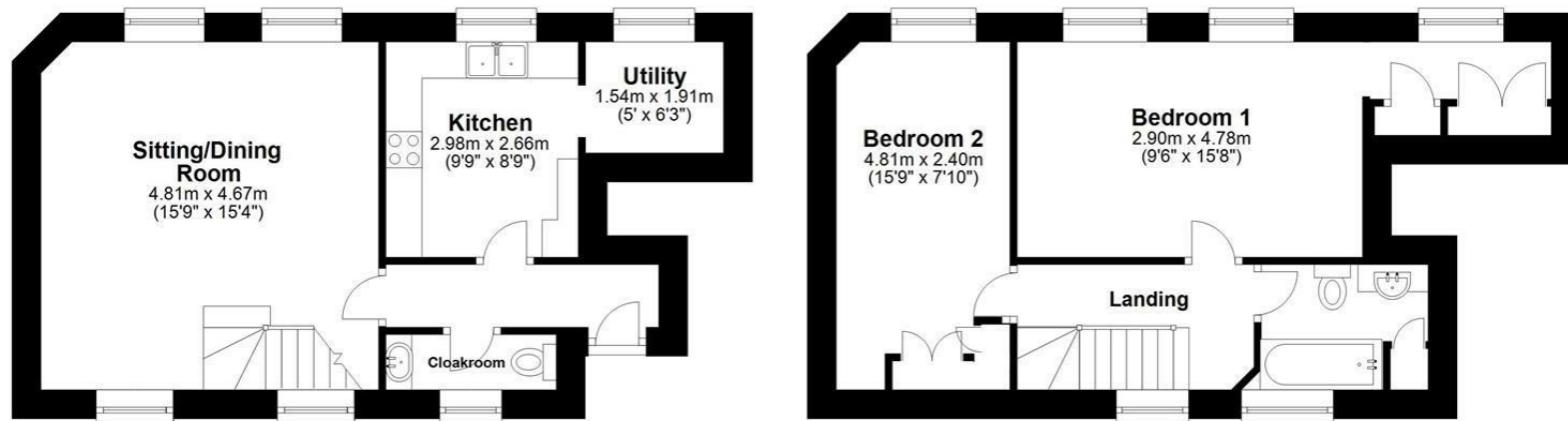
Council Tax Band: C

Mains gas, electricity and a share of the freehold. Lease 145 years from September 1984 so 106 years remaining. The purchaser on completion will receive a £1 share in Avon Silk Mills Limited who own the freehold. Service charge + ground rent for 2024 is £141.68 per month to include building insurance and garden maintenance.



Floor Plan

Approx. 76.7 sq. metres (826.1 sq. feet)



Total area: approx. 76.7 sq. metres (826.1 sq. feet)

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

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.