



📍 46 Sir Bernard Lovell Road, Malmesbury, Wiltshire, SN16 9FQ

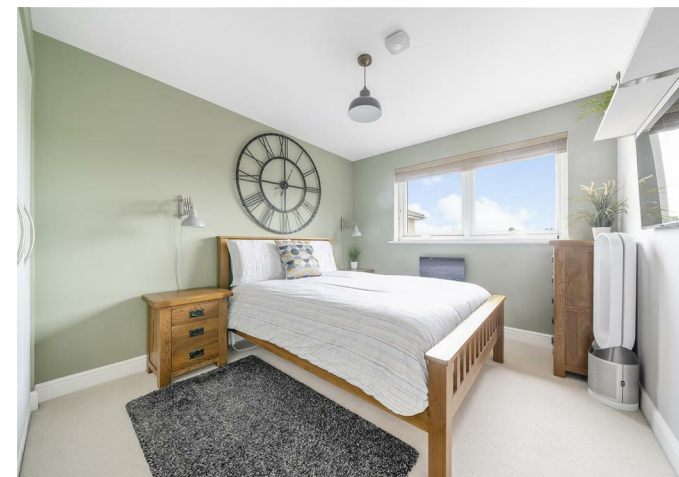
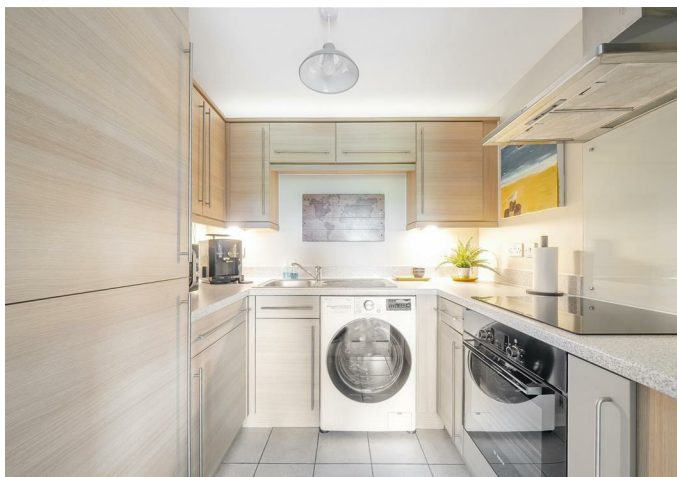
🏠 Guide Price £180,000

A beautifully presented third floor apartment with an allocated parking space.

- Popular Residential Area
- Views Toward Open Countryside
- One Double Bedroom
- Open Plan Living/Dining Room
- Fitted Kitchen
- Contemporary Bathroom
- Allocated Parking Space
- No Onward Chain

🏠 Leasehold

🏠 EPC Rating C



Located within a short distance to open countryside and walkways beside the river Avon, this third floor one bedroom apartment, has been meticulously maintained and is beautifully presented and decorated throughout. The accommodation comprises an entrance hall with airing cupboard and separate storage cupboard off. An open plan living/dining room with Juliette balcony, with an opening to a fitted kitchen benefitting from built-in appliances. A double bedroom with built-in wardrobes and a contemporary bathroom with over bath shower complete the accommodation. There is an allocated parking space. A wonderful first time buy or buy to let investment opportunity.

### Situation

The property is located in a delightful setting and forms part of the Cowbridge Mill development which is located on the rural edge of Malmesbury overlooking the River Avon. 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, including a Waitrose, award winning 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: Leasehold

Property management charges/Service charge for 2024 is £1,296.52 (variable each year)

\* Ground rent yearly - £198.50

\* Leasehold - 125 years from Jan 2007

EPC Rating: C

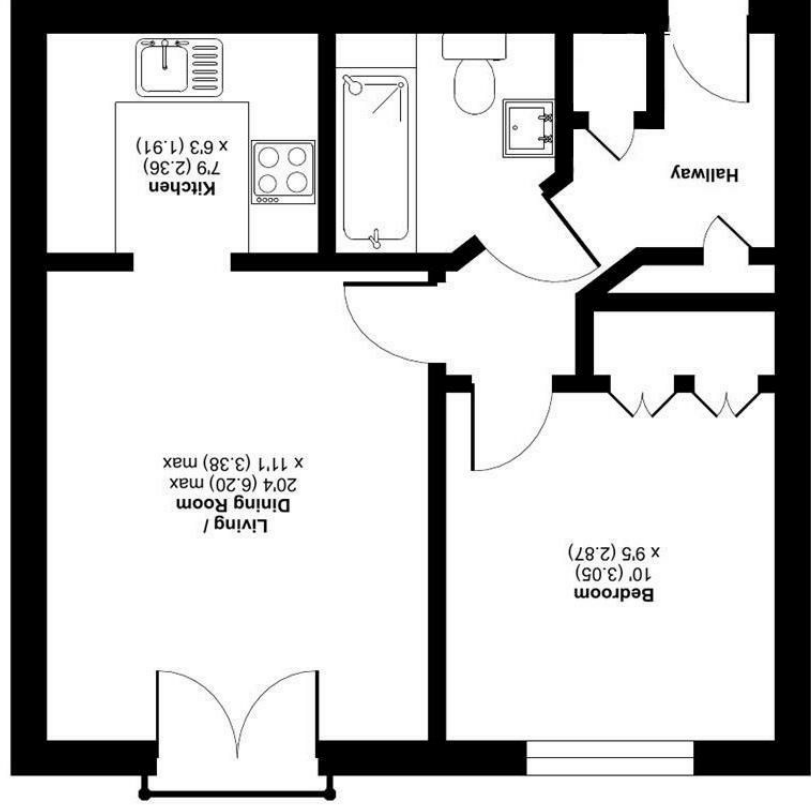
Council Tax Band: A

Mains water and electricity.




# Sir Bernard Lovell Road, Malmesbury, SN16

Approximate Area = 427 sq ft / 39.7 sq m  
For identification only - Not to scale



THIRD FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ntlhcom 2024. Produced for Strakers. REF: 1131571

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.