



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

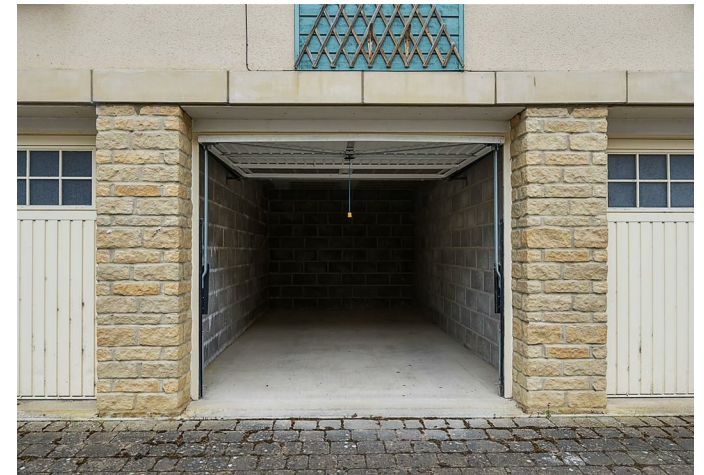
🏠 Guide Price £229,950

An immaculate two bedroom first floor apartment with a single garage situated in a popular residential area.

- Popular Residential Area
- First Floor Apartment
- Two Bedrooms
- Rural Edge Of Town
- Open Plan Living Room/Kitchen
- Bathroom
- Garage
- No Onward Chain

🏠 Leasehold

🏠 EPC Rating C



Positioned within a short distance of open countryside and walkways beside the river Avon, this first floor two bedroom apartment, has been meticulously maintained and is immaculately presented and decorated throughout. The accommodation comprises an entrance hall with airing cupboard and separate storage cupboard off. A triple aspect open plan living room/kitchen, two bedroom, the main with built-in wardrobes, and a bathroom with over bath shower complete the accommodation. There is a garage located nearby. 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 23/24 is £1,900.00 (variable each year)

\* Ground rent yearly - £165.48

\* Leasehold - 125 years from Jan 2007

EPC Rating: C

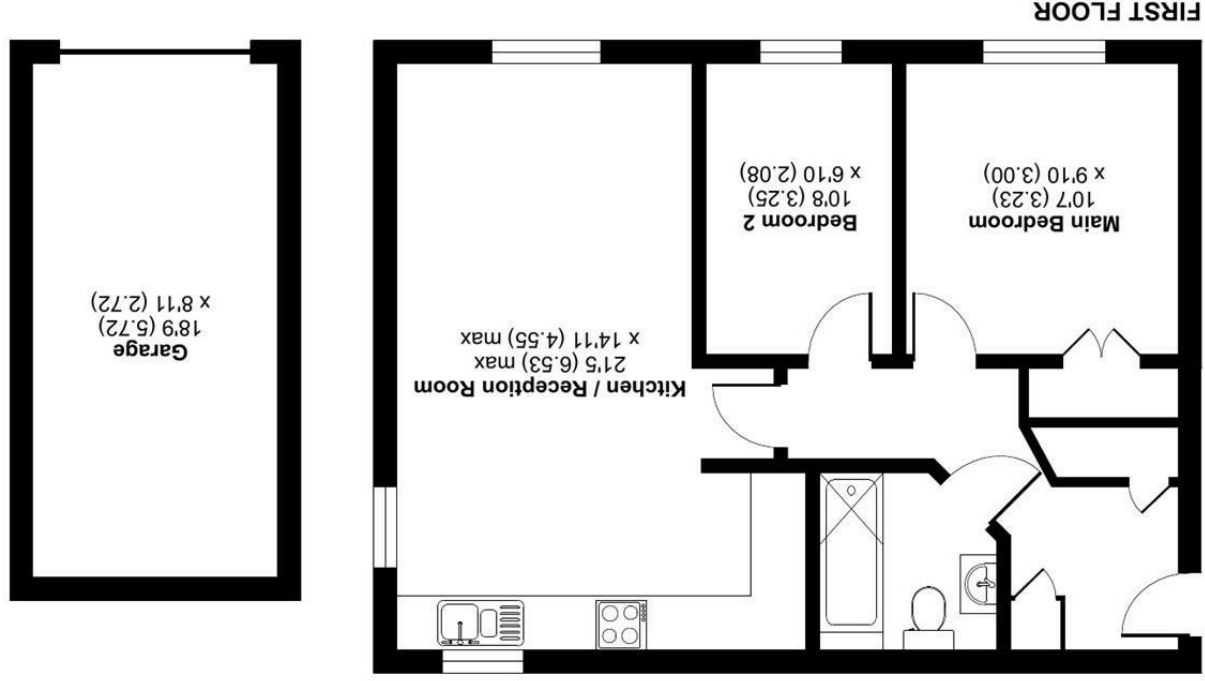
Mains water, drainage and electricity.

Gas fired central heating.



# Sir Bernard Lovell Road, Malmesbury, SN16

Approximate Area = 616 sq ft / 57.2 sq m  
Garage = 170 sq ft / 15.7 sq m  
Total = 786 sq ft / 73 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ntlhocom 2024.  
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**RICS**  
Certified  
Property  
Measurer

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