



📍 21 Townsend Court, Malmesbury, Wiltshire, SN16 0FB

🏠 Guide Price £260,000

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
- Bay Fronted Sitting/Dining 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 B



A large bay fronted two bedroom first 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/dining room and a fitted kitchen with a range of integrated appliances. There are two generous bedrooms, the main with a large walk-in wardrobe and a bathroom with 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

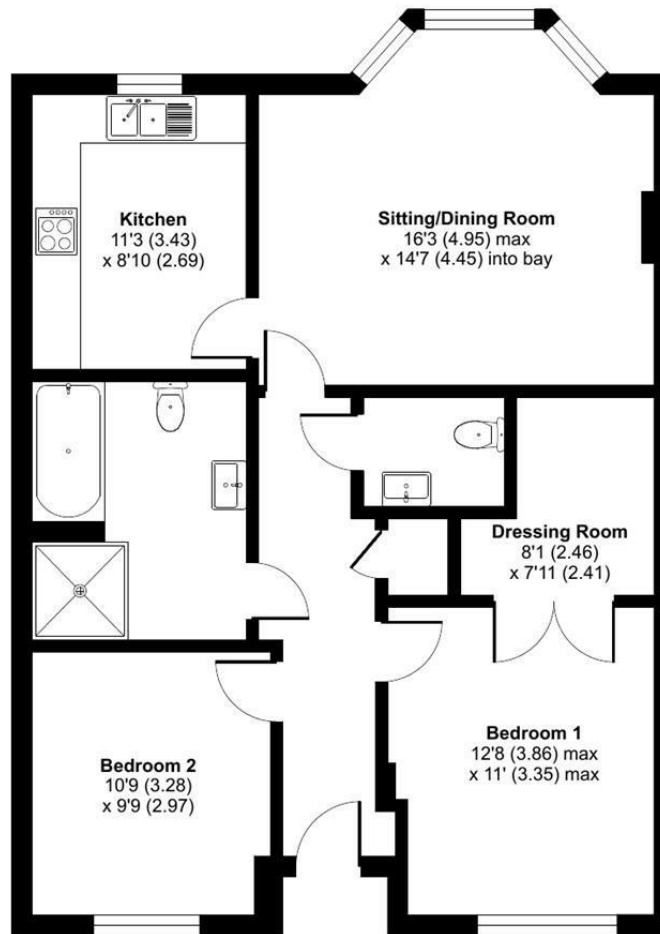
Mains services connected include gas, water, electricity and drainage.



# Townsend Court, Priory Way, Malmesbury, SN16

Approximate Area = 874 sq ft / 81.1 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1138530

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