





📍 4, William Lodge Gloucester Road, Malmesbury, Wiltshire, SN16 0BT

🏠 Guide Price £245,000

An immaculately presented one bedroom, ground floor apartment forming part of William Lodge, a delightful development of 26 one and two bedroom retirement apartments located on the banks of the River Avon in this wonderful market town.

- One Bedroom Retirement Apartment
- Ground Floor
- Delightful South Facing Aspect
- 24 Hour Call Centre Support System
- Owners Lounge with Coffee Bar
- Secure Camera Entry System
- Energy Efficient and Economical Heating
- Guest Suite for Friends and Family
- Lodge Manager
- On Site Parking

🏠 Leasehold

🏠 EPC Rating C





**\*\* RETIREMENT APARTMENT \*\* ONE BEDROOM \*\* ATTRACTIVE RIVERSIDE DEVELOPMENT \*\* BRIGHT SOUTH FACING ASPECT.**

A luxury one bedroom retirement apartment, situated in this thoughtfully designed, prestige development built by Churchill Retirement Homes in 2019. William Lodge is located on the northern edge of Malmesbury town, situated on a main bus route which provides easy access to shops and all local amenities. This impressive ground floor apartment enjoys a bright south facing aspect and comprises an entrance hallway, spacious sitting room with feature fireplace and a beautifully appointed kitchen with a range of built-in appliances. There is a spacious double bedroom with built-in wardrobes and a shower room. Externally there is free resident parking and attractive landscaped gardens overlooking the River Avon. There is an onsite Lodge Manager to assist with the daily running of the Lodge and an owners lounge with coffee bar and communal Wi-Fi.

**SITUATION**

The property is conveniently located allowing easy access into the heart of the hilltop town of Malmesbury, which is officially recognised as England's oldest borough. Situated on the edge of the Cotswolds, surrounded by two branches of the River Avon, it boasts buildings of golden Cotswold stone and beautiful river walks. Famous for its ancient Abbey and elaborate 15th century Market Cross, the town may well have history round every corner but is also bursting with life, enjoying excellent independent shops, a Waitrose, award winning schools, charming cosy pubs, friendly cafes, regular farmers' markets and a busy local events schedule. The establishment of the Dyson design and development headquarters on the edge of the town means that Malmesbury is now a centre for technical innovation, allowing the town to truly describe itself as both ancient and modern. Malmesbury is five miles north of the M4 (Junction 17) so within easy commuting distance of Bristol, Bath and Swindon. London is approximately 1 hour away by car or train.

**PROPERTY INFORMATION**

Tenure - Leasehold

Lease Information - 125 years from July 2017.

Council Tax Band - D

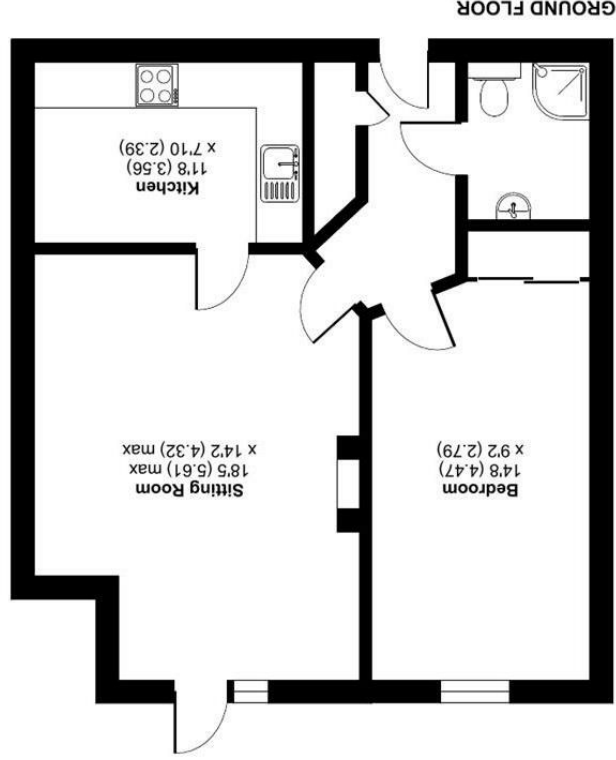
Ground Rent: £575.00

2024/25 Annual Service Charge: £4,157.10 pa




# 4 William Lodge, Gloucester Road, Malmesbury, SN16

Approximate Area = 632 sq ft / 58.7 sq m



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ntlhocom 2024. Produced for Strakers. REF: 1180962

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