



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

🏠 Guide Price £230,000

A beautifully presented one bedroom, first floor apartment enjoying delightful views over the river and communal gardens.

- One Bedroom Retirement Apartment
- First Floor With Lift
- Delightful Views Over The River
- 24 Hour Call Centre Support System
- Secure Camera Entry System
- Owners Lounge with Coffee Bar
- Energy Efficient and Economical Heating
- Guest Suite for Friends and Family
- Lodge Manager
- On Site Parking & Lovely Riverside Sun Terrace

🏠 Leasehold

🏠 EPC Rating C



**** RETIREMENT APARTMENT ** ONE BEDROOM ** ATTRACTIVE RIVERSIDE DEVELOPMENT ** DELIGHTFUL VIEWS OVER THE RIVER AVON ** FIRST FLOOR WITH LIFT ****

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 first floor apartment enjoys delightful views over the communal gardens and river. The interior 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 an hour away by car or train.

PROPERTY INFORMATION

Tenure - Leasehold

Lease Information - 125 years from July 2017.

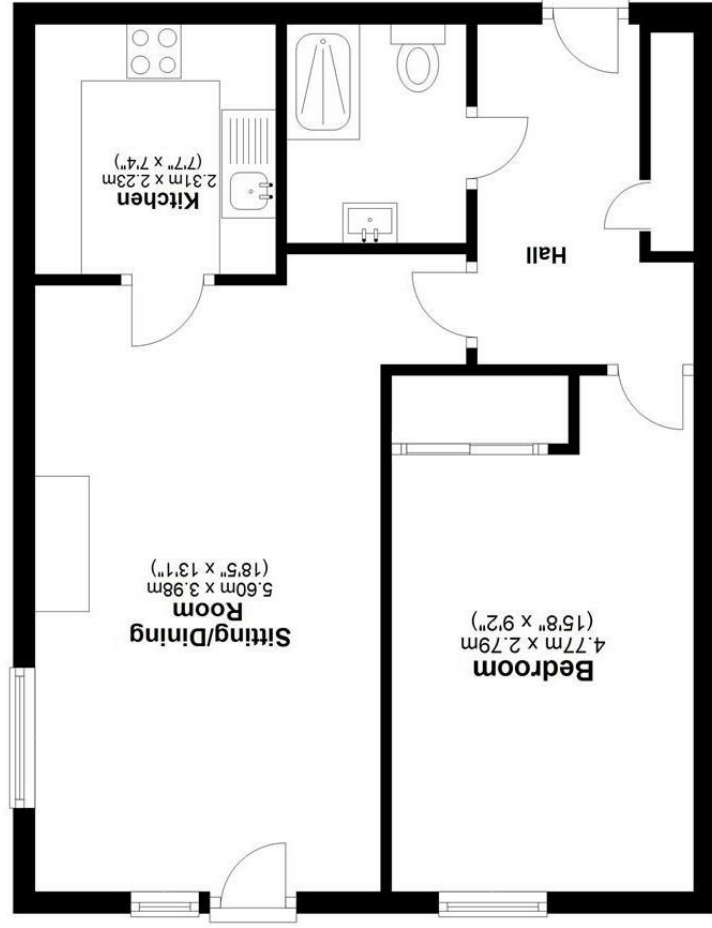
Council Tax Band - D

Ground Rent: £575.00

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



Total area: approx. 48.7 sq. metres (524.6 sq. feet)



Ground Floor
Approx. 48.7 sq. metres (524.6 sq. feet)

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.