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📍 6 Inner Silk Mills, Malmesbury, Wiltshire, SN16 9LP

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📍 6 Inner Silk Mills, Malmesbury, Wiltshire, SN16 9LP

🏠 Guide Price £290,000

A most generously proportioned two bedroom apartment with garage located in this beautiful conversion of a Grade II listed mill with stunning views over the river and town.

- Impressive Riverside Apartment
- Beautifully Proportioned
- Stunning Views Over River
- Recently Redecorated Throughout
- Two Bedrooms
- Kitchen With Built In Oven And Hob
- Delightful Setting Amid Communal Gardens
- Lift To all Floors
- Garage + Residents Parking
- No Onward Chain

🏠 Leasehold - Share of Freehold

🏠 EPC Rating C





A magnificent two bedroom apartment forming part of this attractive Grade II listed conversion of a former Silk Mill, enjoying delightful picturesque views over The River Avon.

The apartment has recently been professionally re-decorated throughout to create wonderful, well proportioned and luxurious living space. A communal entrance hallway with entry phone system and lift gives easy access to this first floor apartment.

A front door opens into the bright and spacious accommodation comprising a hallway, fitted kitchen with built-in oven and hob and an impressive 17'8 x 15'2 double aspect sitting/dining room with views over the river and town. Doors from the hallway opens into two bedrooms and modern bathroom with separate shower cubicle.

Externally the property stands within established communal gardens with a single garage and further residents parking to the rear of the mill. No Onward Chain.

### SITUATION

The Silk Mills are located by the River Avon, just a short walk from the centre of Malmesbury. The town 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 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.

### PROPERTY INFORMATION

Tenure: Share Of Freehold

EPC Rating: C

Council Tax Band: C

Mains gas, electricity and a share of the freehold. Lease 145 years from 1985 so 109 years remaining. The purchaser on completion will receive a £1 share in Inner Silk Mills (Malmesbury) Ltd who own the freehold. Service charge + ground rent for 2025 is £1431.68 per annum/£119.31 per month to include buildings insurance, cleaning of communal areas and garden maintenance.





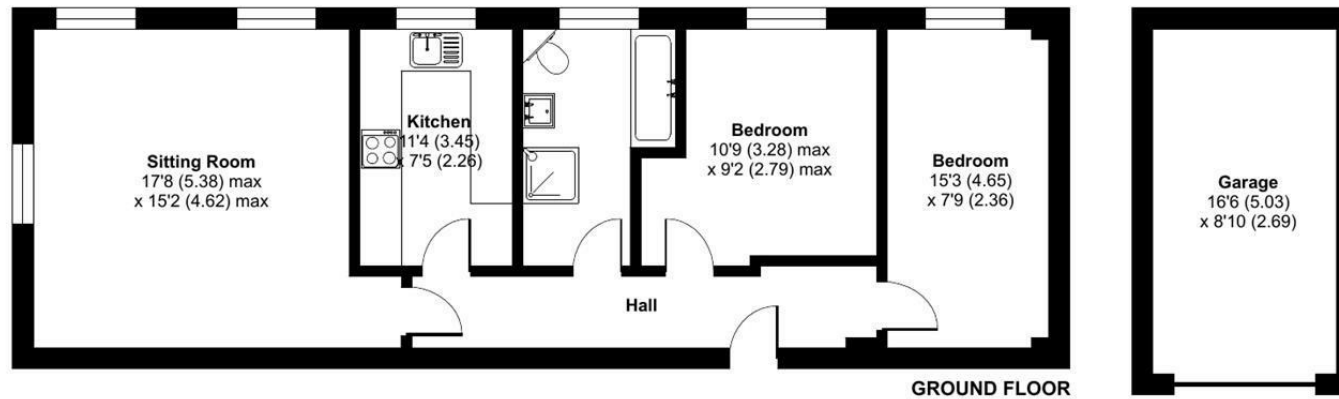
## Inner Silk Mills, Malmesbury, SN1

Approximate Area = 742 sq ft / 69 sq m

Garage = 139 sq ft / 12.8 sq m

Total = 881 sq ft / 81.8 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1336726

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