

6 Burnham Court, Hodge Road,
Malmesbury, Wiltshire, SN16 0FN



A spacious, ground floor retirement apartment situated within the modern and sociable Burnham Court development within walking distance of Malmesbury town centre.

£195,000

Burnham Court was built in 2017 and offers independent living for the over 55's whilst being able to provide onsite facilities that include communal lounge areas, a restaurant providing freshly cooked food daily, a hair salon and further function rooms with organised activities. The building also benefits on site parking and the entirety of the building is wheelchair accessible.

Apartment 6 has been home to its current owner since new in 2018. It occupies a favourable position on the ground floor with direct access onto the neatly kept communal gardens. The accommodation is centred around a spacious hallway which provides doors to all the rooms, plus two cupboards and into the wet room style shower room. The living area is an open-plan space that runs the depth of the apartment and combines the kitchen, dining and seating areas. The kitchen itself is fitted with a modern range of units that includes an integrated electric oven and hob, plus space and plumbing for a dishwasher, washing machine and fridge freezer. To complete the accommodation there are two bedrooms, the principal benefitting from fitted wardrobes, and both enjoying an outlook over the garden.

The property is leasehold on a 125-year lease, which commenced in 2017. We understand the apartment is connected to mains electricity, water and drainage. The monthly management fees total £693.95, which combine all aspects of fees including the buildings insurance, service charge, ground rent and sinking fund contributions. This also includes a warden on site 24/7 to deal with any issues or emergencies. The building is managed by The Abbeyfield Society.

EPC – B(85).

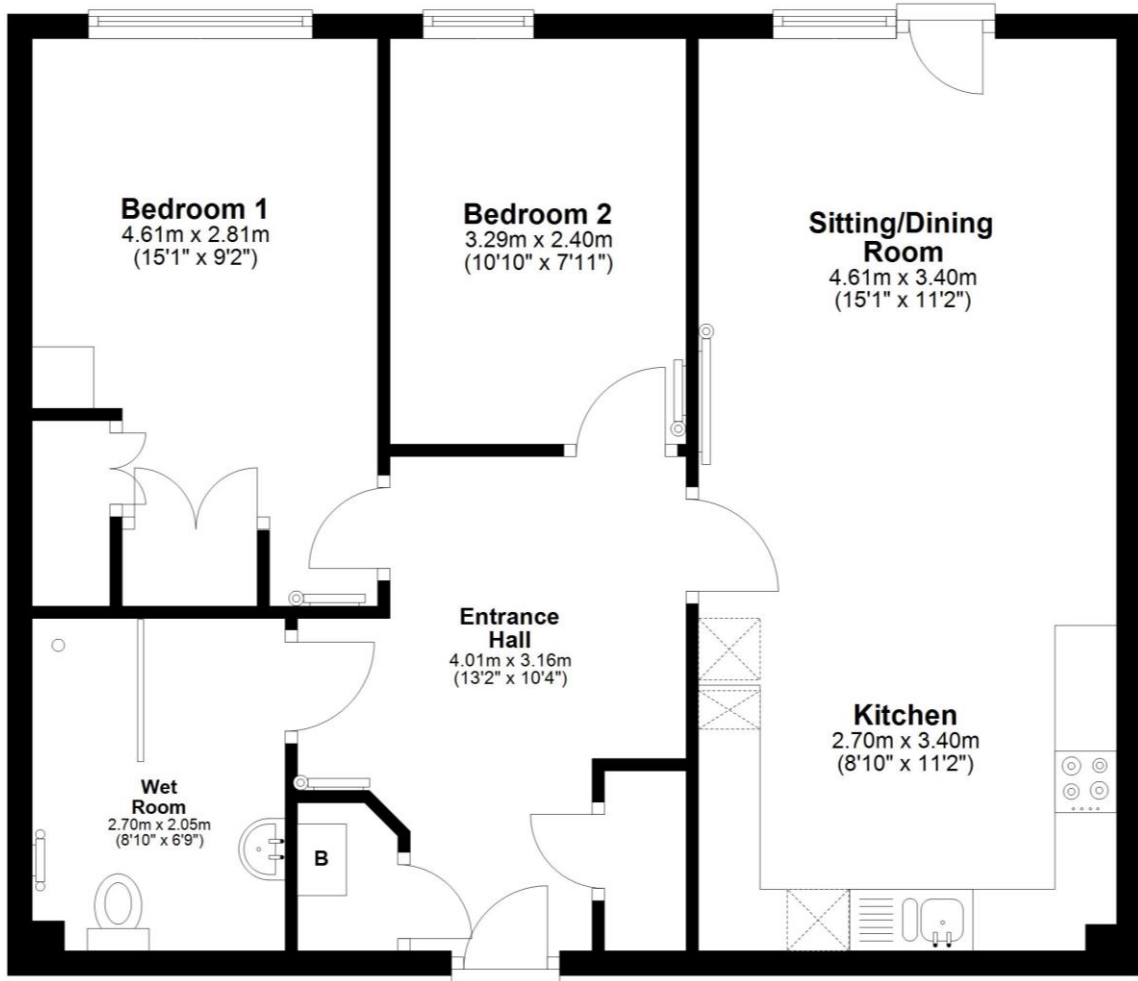
The Abbeyfield Society is a charity that has provided housing and care for older people for over 60 years, founded in 1956. The society has grown from a single house in Bermondsey, London to providing services to over 7000 residents in 500 houses and homes across the UK. Their guiding principle is to provide companionship, care, practical support and peace of mind to older couples.





Ground Floor

Approx. 65.2 sq. metres (701.7 sq. feet)



Total area: approx. 65.2 sq. metres (701.7 sq. feet)

Situation

Malmesbury is a beautiful, historic market town situated on the southern edge of The Cotswolds. The charming town centre town has a wide array of independent shops, pubs and restaurants including a Waitrose store and a weekly artisan farmers market. The two primary schools are highly regarded and the secondary school has been rated outstanding in its most recent Ofsted report. Communication links are excellent with the M4 motorway (J17) to the south linking to major cities including London, Bristol and Swindon. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

There are great local leisure and recreational facilities and plenty of walks can be enjoyed on the local footpaths and bridleways. There are theatres in Bath, Bristol and Swindon, together with golf courses in Chippenham, Brinkworth, Castle Combe and Minchinhampton. Horse racing can be enjoyed at Bath, Newbury and Cheltenham, while numerous water sports are available at the Cotswold Water Park in South Cerney.

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Tetbury Office
2 London Road
Tetbury
GL8 8JL

Bath City Office
6 Balustrade
London Road Bath
BA1 6QA

Corsham Office
3 High Street
Corsham
SN13 0ES

Devizes Office
12 St John's Street
Devizes
SN10 1BD

Frome Office
19 Paul Street
Frome
BA11 1DT