

BLOUNT & MASLIN

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4 Outer Silk Mills, Malmesbury

Price Guide £275,000

A wonderfully spacious and light-filled first floor apartment, occupying arguably one of the finest positions within this impressive Grade II Listed former silk mill, conveniently situated close to Malmesbury town centre.

Offering generous accommodation extending to 1,177 sq ft, the apartment enjoys delightful views over the river and surrounding townscape, together with communal gardens and allocated parking. Share of Freehold.

CHAIN FREE



4 Outer Silk Mills, Malmesbury

The Accommodation

Dating back to the 18th century, this impressive Grade II Listed former silk mill was sympathetically converted into just eleven apartments during the mid-1980s. Number 4 occupies an enviable first floor position, arguably one of the finest within the building, enjoying an open aspect over the town's river bridge to the front and towards the Inner Silk Mill to the rear. Situated on the southern edge of Malmesbury, the property is just a short walk from the High Street and Waitrose supermarket.

A communal entrance with intercom system provides access to the building, with stairs leading to the first floor and the apartment's private front door. Inside, a light and welcoming entrance hall opens into a further reception hall, from which the principal rooms are accessed. Undoubtedly the highlight of the accommodation is the spectacular dual-aspect sitting/dining room, with five windows flooding the room with natural light and offering lovely views over the river towards the park beyond. The spacious accommodation also includes two generous double bedrooms, a kitchen and a family bathroom.

Combining the character and history of this landmark building with exceptionally spacious accommodation, this is a rather special apartment in a highly convenient town centre location.

Outside

To the rear of the mill is an area of communal garden, together with residents' parking where Number 4 benefits from its own allocated space.

General

A new 145 year lease was created in 1986 so while the flat is technically leasehold,

the purchaser on completion will receive a £1 share in OSM Ltd (Outer Silk Mills), who own the freehold. The Maintenance/Service Charge is £226.14 pcm. This charge is increased annually by the Consumer Price Index Housing (CPIH) with the December rate being applied from the January 12 months later. This covers buildings insurance, external repainting and repairs to the fabric of the building, cleaning and electricity charges for the internal communal areas as well as garden maintenance, and external water and electricity charges. All mains connected. The recently installed gas boiler supplies radiators and central heating. Council Tax Band C - £2,339.76 for 2026/27. EPC

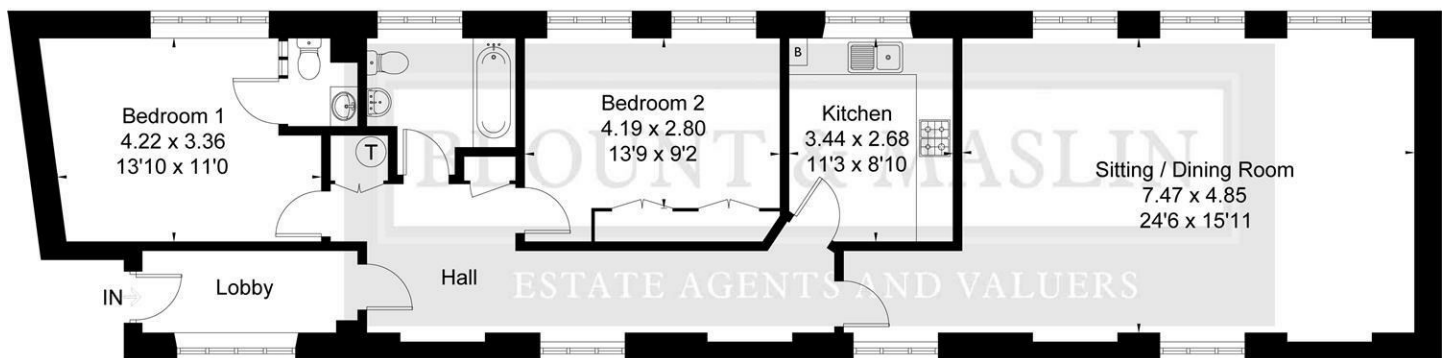
Location

Malmesbury lies close to the border of Wiltshire and Gloucestershire, 14 miles south of Cirencester and 10 miles north of Chippenham, with Swindon 16 miles to the east and Bath 24 miles to the west. It has a good selection of shops including a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and an Ofsted rated Outstanding secondary school. It is also home to the UK headquarters of Dyson, who employ over 3000 people. J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham, Kemble and Swindon.

Directions to SN16 9LP

Proceed down Malmesbury High Street, over the river bridge and the Outer Silk Mill is on your left hand side. The apartment is located on the second floor with the communal entrance door under the archway.

Approximate Floor Area = 109.4 sq m / 1177 sq ft



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