BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury
Wiltshire SN16 9AT
Tel: 01666 825725
sales@blount-maslin.co.uk

2 Old Station Mews , Malmesbury

Price Guide £165,000

SHARE OF FREEHOLD - A well presented ground floor apartment (440 sq ft), situated in a convenient location close to town centre, with a private parking space.

Private front door, open plan sitting/dining/kitchen with appliances.
Inner hall, double bedroom, bathroom, good storage cupboards.
CHAIN FREE

2 Old Station Mews , Malmesbury

The Property
A conveniently located ground-floor apartment with its own private entrance. The accommodation comprises a well-proportioned sitting/dining/kitchen with integrated appliances, inner hallway with useful storage cupboard, bathroom, and a good-sized double bedroom with built-in storage.
The property is well maintained and benefits from a share of the freehold, along with an allocated parking space. Ideally situated within walking distance of the town centre and amenities.

Outside
At the front is a well stocked communal garden area and at the rear is an allocated parking space.

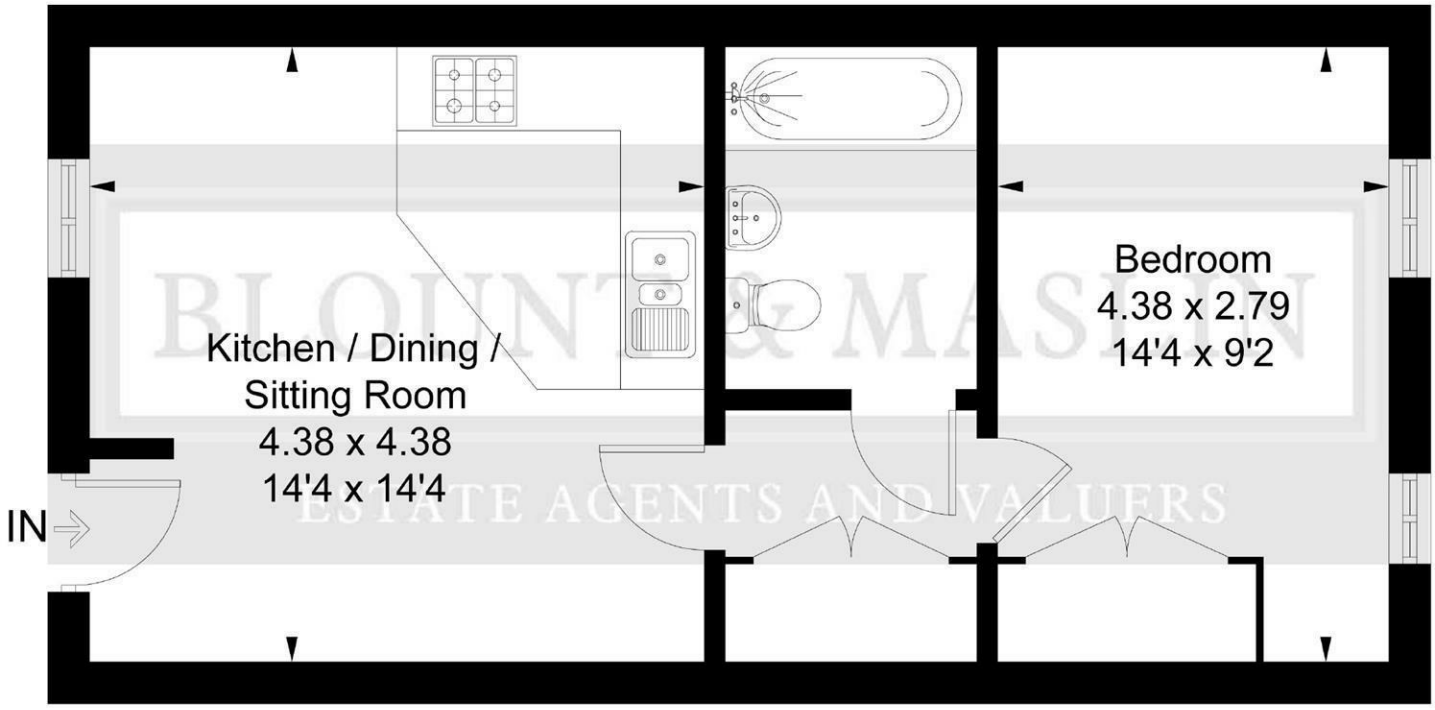
Tenure
On completion the purchaser will receive a 1/6th share in the Freehold and there is no ground rent payable. The current service charge is around £720 pa which includes buildings insurance, communal maintenance and a contribution to the sinking fund.

General
All mains connected. The gas combination boiler supplies central heating and hot water. Council Tax band A - £1754.82 payable for 2026/27. EPC rating Band C - 79.

Malmesbury
Reported to be England's oldest borough, dating from around 880AD, and voted Best Town in the South West in 2026. Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and 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 and Kemble. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

Directions to SN16 9FR
At the top of Malmesbury High Street bear left and continue past the Abbey to the Triangle. Here turn right and continue down Gloucester Road and straight over the first roundabout. At the second, take the third exit and the property is the first on your left hand side.

Approximate Area = 40.9 sq m / 440 sq ft



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While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.