



hunter
french

24, Cedar Court, Sir Bernard Lovell Road, Malmesbury, SN16 9GG

A practically arranged, conveniently located one-bedroom ground floor apartment, ideal as a first-time home or investment purchase. Rarely offering private outdoor space and off-street parking.

Cedar Court is a contemporary apartment conversion, purchased new by the current owners in 2016. The building offers open-plan, practical living spaces with the convenience of being close to Malmesbury's many amenities and traditional High Street, while also being surrounded by the Wiltshire countryside. This ground floor apartment has the added benefit of its own private front door and courtyard garden.

The principal living space is an open-plan room combining the sitting area with a modern fitted kitchen at the far end. The living space easily accommodates both sitting and dining areas and is filled with natural light from the French doors and fully glazed front door. The contemporary kitchen has a stylish finish with handleless, high-gloss doors and drawer fronts, a granite-effect worktop with upstands and a glass splashback. Integrated appliances include an oven, hob and extractor hood, fridge freezer, washing machine and dishwasher.

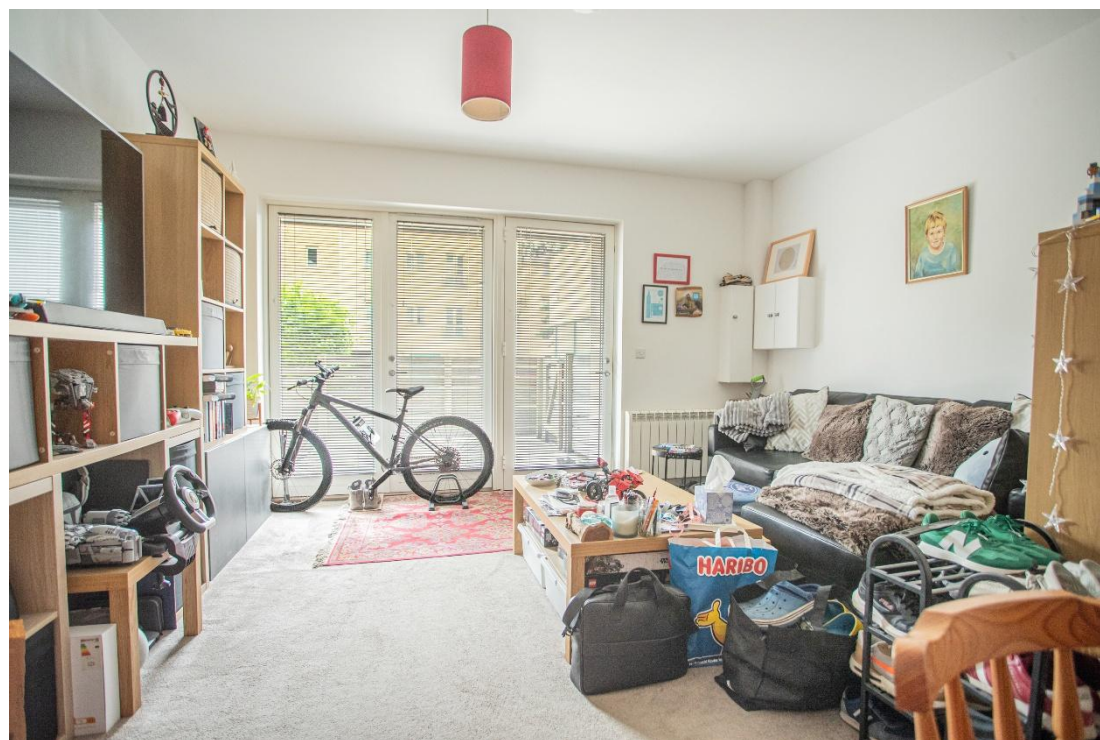
A door from the living area opens into an inner hallway, which provides access to the bedroom, bathroom and a large cupboard housing the hot water cylinder while providing additional storage. The bedroom is of double proportions and has a window overlooking the courtyard. A fitted wardrobe is positioned at one end of the room. The bathroom is another contemporary space, fitted with a white suite and natural stone-effect tiling. The bath has a shower over with a glazed screen, while the WC and wash basin are set within a vanity unit providing further storage.

The front courtyard is fully paved and enclosed by a low-level fence. This is an attractive, low-maintenance space, ideal for outdoor furniture and planters. The apartment also benefits from private off-street parking.

The apartment is connected to mains electricity, water and drainage. Council Tax Band B (Wiltshire Council). The property is leasehold on a 150-year lease commencing in December 2016. An annual service charge of approximately £1,800 is payable.

EPC – C (69).

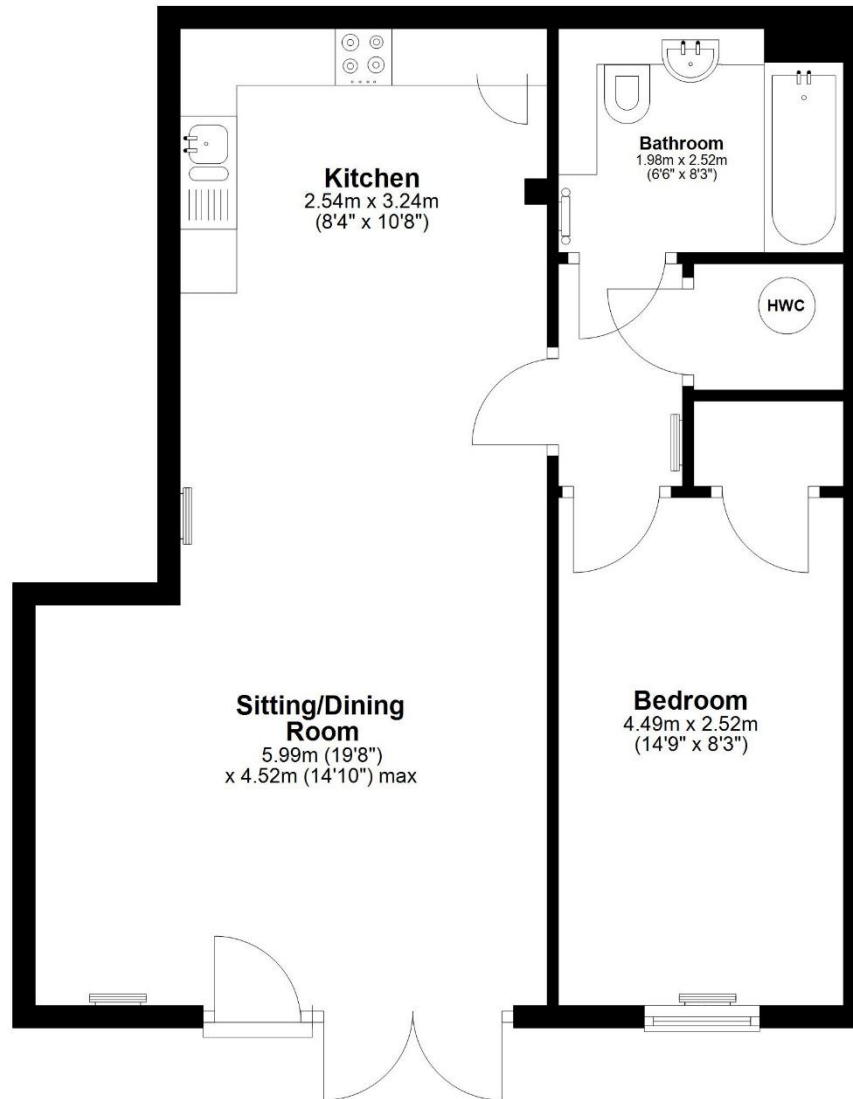
Guide Price £179,000





Ground Floor

Approx. 55.1 sq. metres (593.3 sq. feet)



Total area: approx. 55.1 sq. metres (593.3 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 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.