

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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7 Old Station Mews, Malmesbury

Price Guide £180,000

SHARE OF FREEHOLD - A well presented second floor flat (603) sq ft,
in a convenient location, with a private parking space.

2 bedrooms, bathroom with shower over the bath. Hall,
sitting/dining room, kitchen with appliances.
NO ONWARD CHAIN



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The Property

Old Station Mews was built in 2007 and comprises 6 flats and 2 houses. No. 7 is on the second floor and has an allocated private parking space. It represents an ideal first-time buy or weekend home or investment opportunity. The current market rental value should be in the region of £950.00 pcm.

The communal entrance door has an intercom. From here stairs lead to the second floor. The private front door leads into a hall with a cupboard off housing the gas combination boiler. The sitting/dining room at the front is well lit by two windows and has a separate kitchen area off. This has a built-in electric cooker, gas hob with extractor over. The fridge, freezer and washing machine are all integrated. At the rear are two bedrooms, a double with a fitted wardrobe and a generous single bedroom, while the bathroom has a shower over the bath.

Outside

At the rear of the building is an allocated parking space, the last on the right, with a charging point for an electric vehicle.

Tenure

While technically Leasehold, the purchaser on completion will receive a 1/6th share in Freehold and there is no ground rent payable. The current service charge is £900 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 B - £2,047.29 payable for 2026/27. EPC rating Band C - 80.

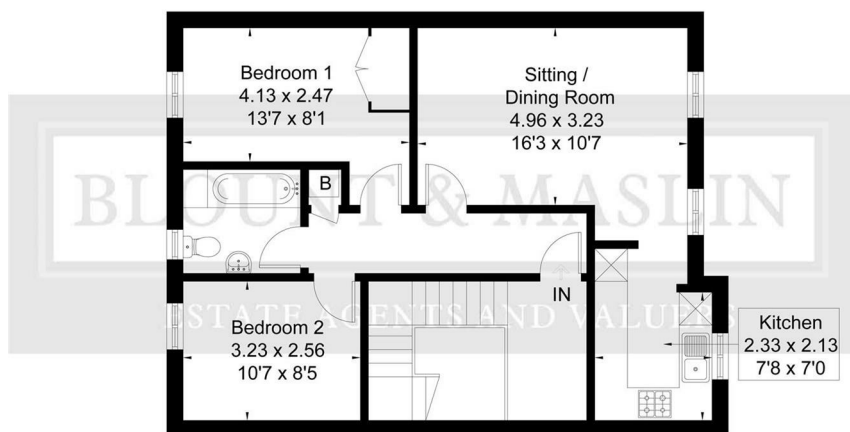
Location

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 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 Floor Area = 56.0 sq m / 603 sq ft



Second Floor

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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.