

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 12 Townsend Court, Malmesbury

Price Guide £239,950

An east facing first floor retirement apartment (812 sq ft), in a sought after location.

Two bedrooms, large bathroom with wet room. Hall, cloakroom, good sized sitting/dining room, kitchen. On site parking, communal gardens.



# 12 Townsend Court, Malmesbury

## The Property

Townsend Court was built in 2009 and comprises 28 luxury retirement apartments. Benefits include an emergency call system with on-site staff available 24 hours a day, a guest suite, communal residents' dining room and sitting room. No. 12 is on the first floor. The front door leads into a large hall with a linen cupboard, storage cupboard and a cloakroom off. There are two bedrooms, the larger with a built-in wardrobe. The large bathroom has a wet room shower area. The sitting/dining room is a good size with a bay window plus an ornamental fireplace surround with an electric fire. Next door, the kitchen has an electric oven and hob with extractor over. The fridge and freezer are integrated and there is space for a washing machine.

## Outside

The communal gardens are predominantly laid to lawn with many mature specimen trees and paved seating areas with garden benches. Residents and visitors parking is available in the adjacent car park.

## General

All mains are connected. The gas combination boiler in the kitchen provides central heating and domestic hot water. Gas and electricity usage are the responsibility of each owner. The monthly service charge from 1st April 2025 is £697.73 which includes maintenance of the communal areas, gardening, window cleaning, buildings insurance, water rates, 1.5 hours housekeeping per week. A 125 year lease was created in 2009 with no charge for

ground rent. Council Tax Band B - £1,949.31 payable for 2025/26. EPC rating B - 82. Although the property is leasehold, Townsend Court Malmesbury Ltd own the freehold. The board of directors consist of 5 elected owners to act on behalf of all residents.

## Malmesbury

Malmesbury lies close to the border of Wiltshire and Gloucestershire, 14 miles south of Cirencester and 10 miles north of Chippenham, with Swindon 23 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 Academy secondary school, rating outstanding by Ofsted. 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 0FB

Proceed down the High Street, and continue to the Priory roundabout. Here take the third exit and head south on the A429 for approximately 100m along Burton Hill. Townsend Court is on the left, opposite Arches Lane, and adjacent to the Primary Care Centre and Boots pharmacy.

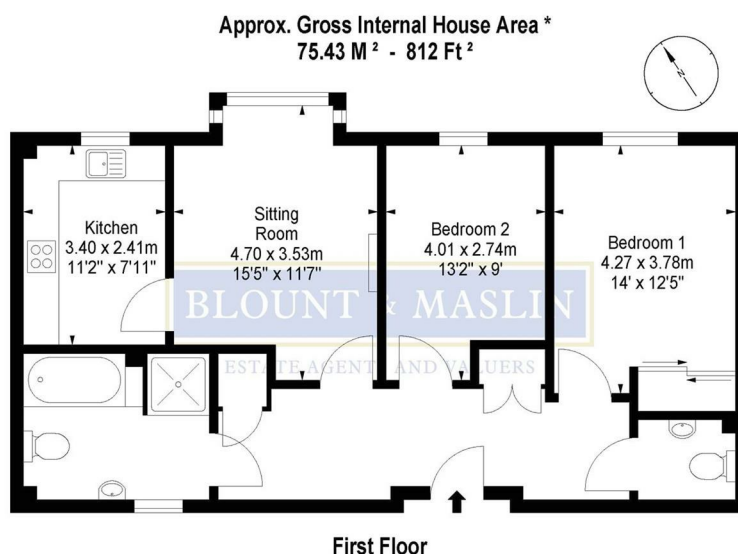


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice

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.