

Asking Price £175,000 Leasehold

1 Bedroom, Apartment - Retirement

3, William Lodge Gloucester Road, Malmesbury, Wiltshire, SN16 0BT

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

William Lodge

William Lodge is a delightful development of 26 one and two bedroom apartments enjoying a stunning location on the banks of the River Avon in the historic market town of Malmesbury. Encircled by the River Avon on the edge of the Cotswolds, Malmesbury is said to be the oldest continually inhabited town in England. The market town is called the “Queen of the Hilltop Towns” and is steeped in history spanning over 1000 years.

William Lodge is well located for the High Street with independent retailers and markets. At the heart of the town is the elaborately engraved 15th century Market Cross, one of the best preserved of its kind in the country. The town’s medieval streets with their old Courtroom, shops and Inns are dominated by the beautiful seventh century Abbey with the Gardens often being used for concerts and events during the summer.

Malmesbury is home to many annual musical, cultural and food events and festivals. Athelstan Museum, named after the first ‘King of all England’ tells the history of the town and is home to a collection of artefacts and regular exhibitions and events.

Malmesbury is perfectly located to enjoy the Georgian Spa City of Bath with its classical architecture, Roman baths, majestic Abbey and shopping facilities. The nearby Royal Gardens at Highgrove are an extraordinary collection of gardens, created by HRH The Prince of Wales. Further south is the village of Lacock with its picturesque streets, historic buildings, Abbey and Country House.

William Lodge’s manager is on hand throughout the day to support the owners and keep the development in perfect shape. The manager assists in arranging many regular events in the Owners’ Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

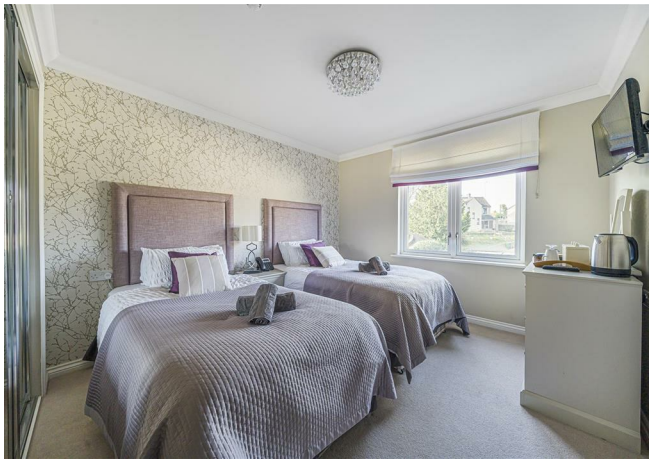
William Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

William Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

William Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







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Property Overview

ONE BEDROOM RETIREMENT APARTMENT

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom ground floor apartment with Patio area. The property offers deceptively spacious accommodation throughout and is presented in good order.

The Living Room offers ample space for living and dining room furniture with a door opening onto a patio area.

The Kitchen is accessed via the Living Room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a freezer and washer/dryer. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.







Features

- One bedroom ground floor retirement apartment
- Own patio area
- Good decorative order throughout
- No forward chain
- Lodge Manager available Monday to Friday
- Owners lounge & Kitchen with regular social events
- Fully fitted kitchen with integrated appliances
- Lift to all floors
- 24 Hour emergency Careline system
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country







Key Information

Service Charge (Year Ending 31st May 2027): £4,246.11 per annum.

Ground rent £815.49 per annum. To be reviewed in 1st June 2031.

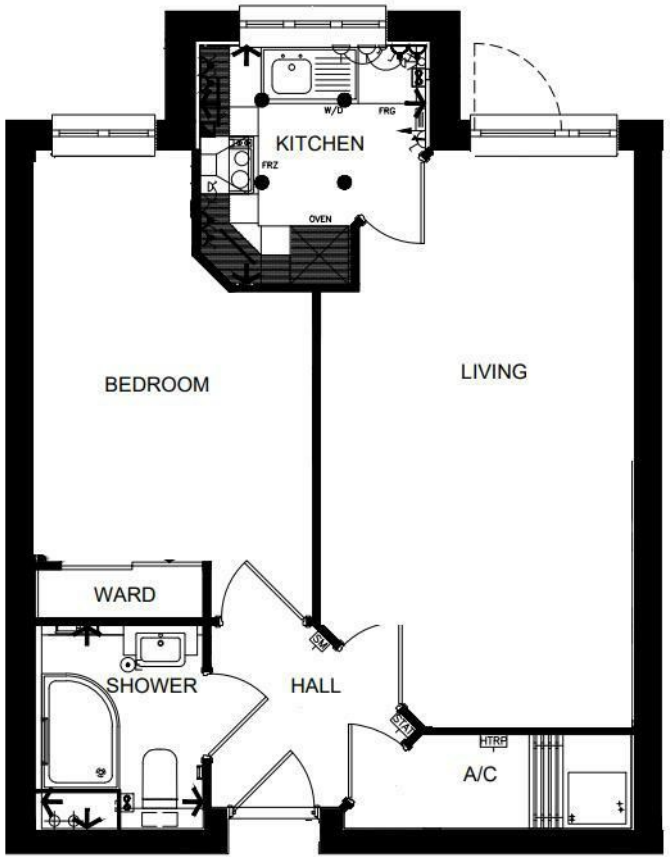
Council Tax Band D

125 year Lease commencing 2017

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, Air Source Heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: C



Living	Width	10'–6" [3205]	max	Length	19'–5" [5910]	max
Kitchen	Width	7'–8" [2325]	max	Length	8'–1" [2465]	max
Shower Room	Width	5'–6" [1665]	max	Length	6'–11" [2100]	max
Bedroom	Width	9'–3" [2830]	max	Length	13'–10" [4210]	max

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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