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

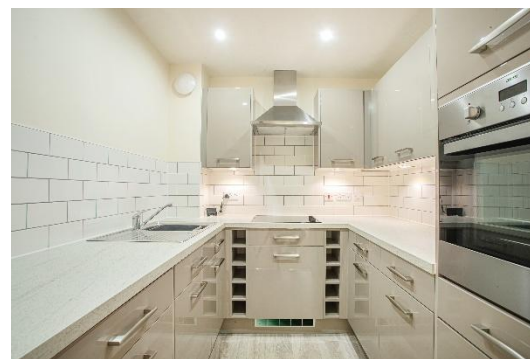
Occupying a desirable ground floor position, this modern, one-bedroom retirement apartment is situated within the sought-after William Lodge development located on the northern edge of Malmesbury.

Beautifully presented offering stylish, low-maintenance living in a secure and welcoming environment, the property, which extends to approx. 536sq ft, is offered to the market with no onward chain.

William Lodge is a purpose-built collection of retirement apartments offering a friendly community, located on Gloucester Road close to the town centre and beside the River Avon. Developed by Churchill Retirement Living and opened in 2017-2018. The development consists of 26, one and two-bedroom apartments designed for independent living exclusively for the over-60's (or in the case of a couple, one resident must be at least 60 years of age and the other at least 55). This exceptional home provides the perfect balance of privacy, security and community.

Entered via a private entrance hall with its own front door and letterbox, the apartment immediately conveys a sense of space and practicality, with a generous cupboard providing useful everyday storage. The bright and comfortable sitting room which benefits from an attractive, outside terrace, forms the heart of the home, offering ample space for both living and dining furniture, whilst a feature electric fireplace creates an attractive focal point. A glazed door leads through to the contemporary fitted kitchen, thoughtfully designed with an excellent range of wall and base units complemented by generous work surfaces. Integrated appliances include a waist-height oven, electric hob with extractor over, washer dryer, fridge and freezer. Carefully planned storage ensures the kitchen is both functional and easy to maintain and it has the additional feature of independent, under cupboard lights, which add to the atmosphere.

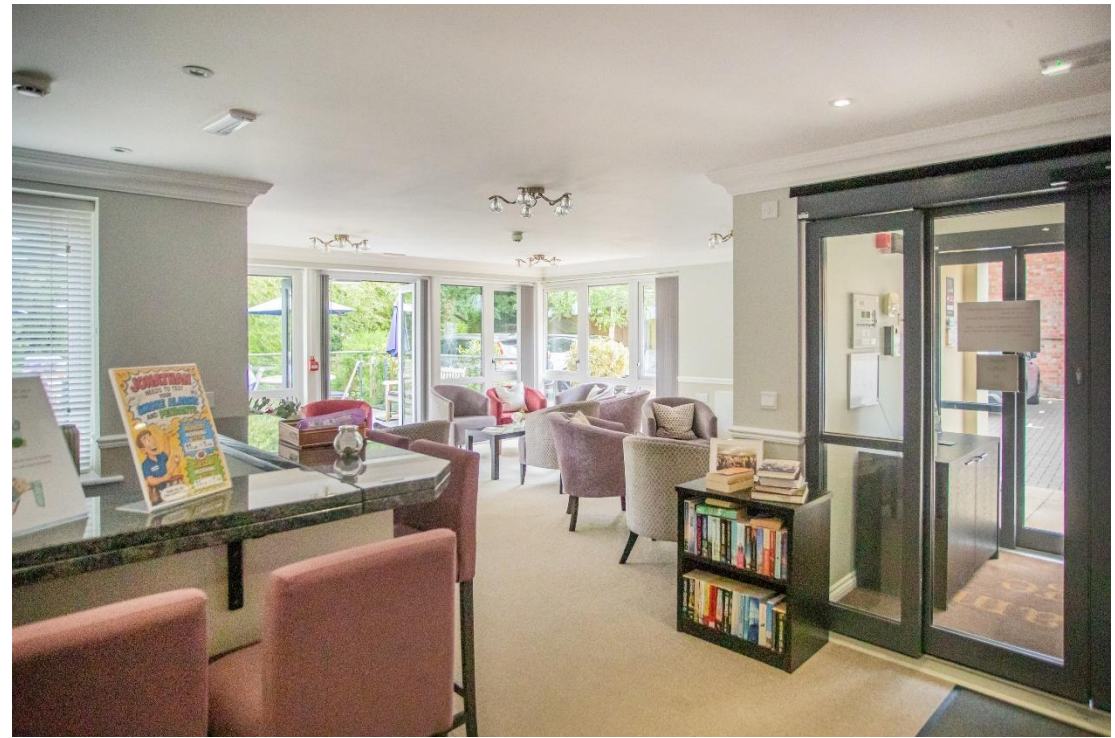
The double bedroom is a particularly generous size, benefiting from a mirrored built-in wardrobe that provides excellent hanging and shelving space. The accommodation is completed by a well-appointed shower room, fitted with a large walk-in shower, wash hand basin set within a vanity unit and matching mirror and cupboard over and WC, all presented in a neutral, modern style.



Residents enjoy the use of an elegant homeowners' lounge with coffee bar, ideal for social gatherings such as wine evenings & coffee mornings, together with beautifully maintained communal gardens providing attractive outdoor seating areas including a feature decking area laid out with tables, chairs and parasols. A guest suite is available for visiting family and friends (subject to availability and a modest nightly charge), while a lift serves all floors of the building. The development also benefits from a 24-hour, 365 days per year emergency Careline system and during office hours, there is the benefit of the presence of a House Manager.

Security has been carefully considered throughout the development. Access is controlled via a secure video entry system, whilst the main communal entrance and internal areas are protected by CCTV. The apartment itself is fitted with call points and buttons, with additional emergency call points located throughout the building, ensuring assistance is always readily available should it ever be needed.

Guide Price £205,000



Services & Tenure

The apartment is leasehold with a term of 125 years from 2017 (approx. 116 years remaining in 2026).

A ground rent of approximately £800 per year is payable (with the next review due on 1st June 2031), together with an annual service charge of approximately £4,800 per year for the year ending 31st May 2027, (circa. £400 per month). These funds cover the cost of cleaning & maintenance of the communal areas, buildings insurance, landscaped gardens, lift maintenance & servicing, the upkeep of the excellent residents' facilities and contribution to the reserve (sinking) fund. When it comes to resale, there are no exit fees.

The property is understood to be connected to mains water, drainage & electricity. The apartments are heated by an energy-efficient electric boiler. Council Tax Band D (Wiltshire Council).

EPC Rating - C (79).

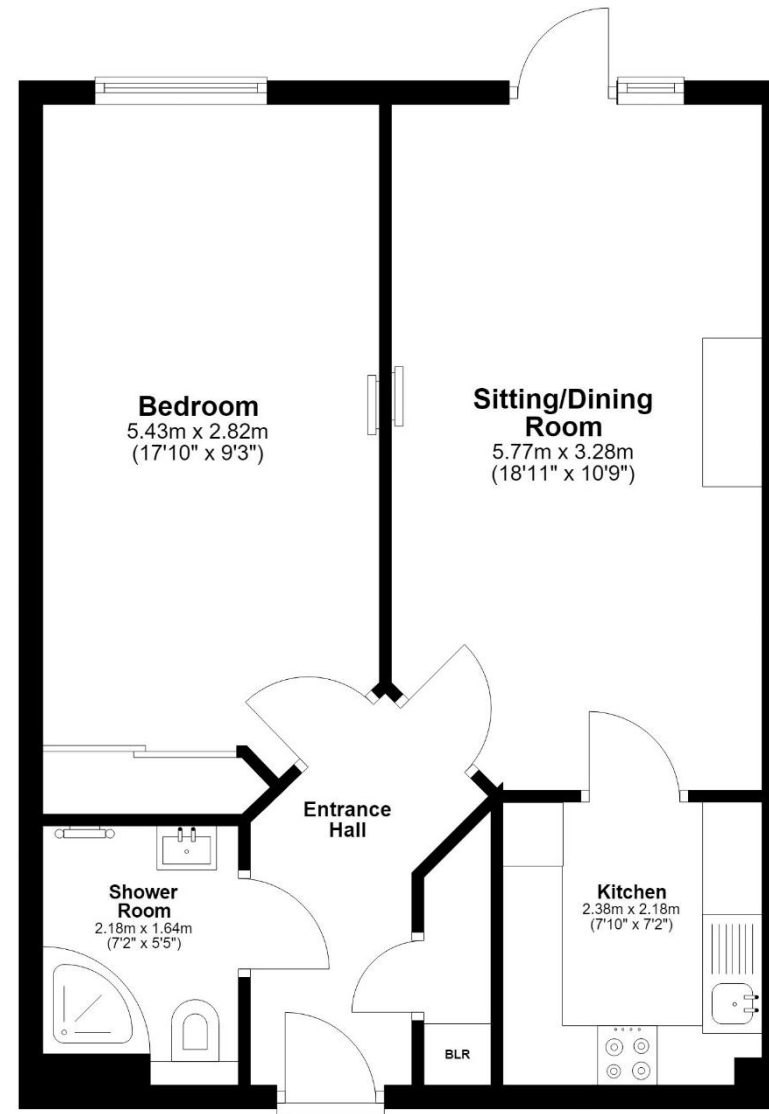
There are 13 onsite parking spaces available for use by the residents with cars and visitors.

Situation

William Lodge occupies a convenient position just a short, level walk from the heart of Malmesbury, allowing residents easy access to an excellent range of everyday amenities. The town offers a selection of independent boutiques, cafés, restaurants, traditional pubs, supermarkets, a post office, pharmacy, library and a comprehensive range of healthcare facilities including GP and dental practices. Excellent transport links provide straightforward access to the nearby centres of Chippenham, Cirencester, Tetbury and Swindon, while Junction 17 of the M4 motorway is within easy reach, connecting to Bristol, Bath, London and the wider motorway network.

Ground Floor

Approx. 49.8 sq. metres (536.2 sq. feet)



Total area: approx. 49.8 sq. metres (536.2 sq. feet)

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