

hunter
french



114 Sir Bernard Lovell Road, Malmesbury, SN16 9FQ

Situated on the first floor of a well-maintained apartment building, this bright and well-presented two-bedroom apartment offers spacious accommodation, a practical layout and an abundance of natural light throughout.

Ideally suited to first-time buyers, investors or those seeking a conveniently located home, the property benefits from secure entry via an intercom system and access to a communal entrance serving a small collection of neighbouring apartments. In total the accommodation reaches approximately 783sq.ft.

The apartment is entered through a welcoming hallway which has a window to the side creating a wonderfully light first impression. A particularly useful large storage cupboard provides excellent space for coats, household items and general storage, whilst a second cupboard houses the hot water cylinder. Spot lighting has been fitted throughout the apartment, adding a contemporary finish to the interior.

Positioned to the front of the property are two well-proportioned, double bedrooms both offering comfortable accommodation with ample space for freestanding furniture. The principal bedroom benefits from an en-suite comprising an enclosed shower, free standing wash hand basin, WC, chrome ladder radiator, and stylish tiled splashbacks.

The main bathroom is fitted with a white suite comprising a panelled bath with shower over, WC, and freestanding wash hand basin, together with a chrome ladder radiator and tiled splashbacks for ease of maintenance.

To the rear of the accommodation, the apartment opens into a spacious kitchen/dining room, creating an excellent everyday living and entertaining space. The kitchen is fitted with a range of wall and base units with complementary work surfaces, incorporating a gas hob, integrated oven, and integrated fridge/freezer, together with built in washing machine. Tiled splashbacks add a practical touch, while dual-aspect windows ensure the room is flooded with natural light.

Wood-effect laminate flooring runs throughout the hallway and kitchen/dining room, enhancing the sense of continuity and space.

Externally, there is a private carport, with additional on-street parking available for visitors. A handy storeroom is also found beside the parking space.

The property is understood to be connected to all mains services, including gas, electricity, water, and drainage. Council Tax Band D (Wiltshire Council).

EPC: C (80).



The property is leasehold with approximately 109 years remaining on a 125-year lease. The combined service charge and ground rent are approximately £2,630pa, payable in bi-annually instalments.

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.

Please note: In accordance with Anti-Money Laundering regulations, all purchasers are required to undergo identity verification checks once an offer has been accepted. A non-refundable fee of £12 per transaction applies for these AML checks and covers all purchasers.

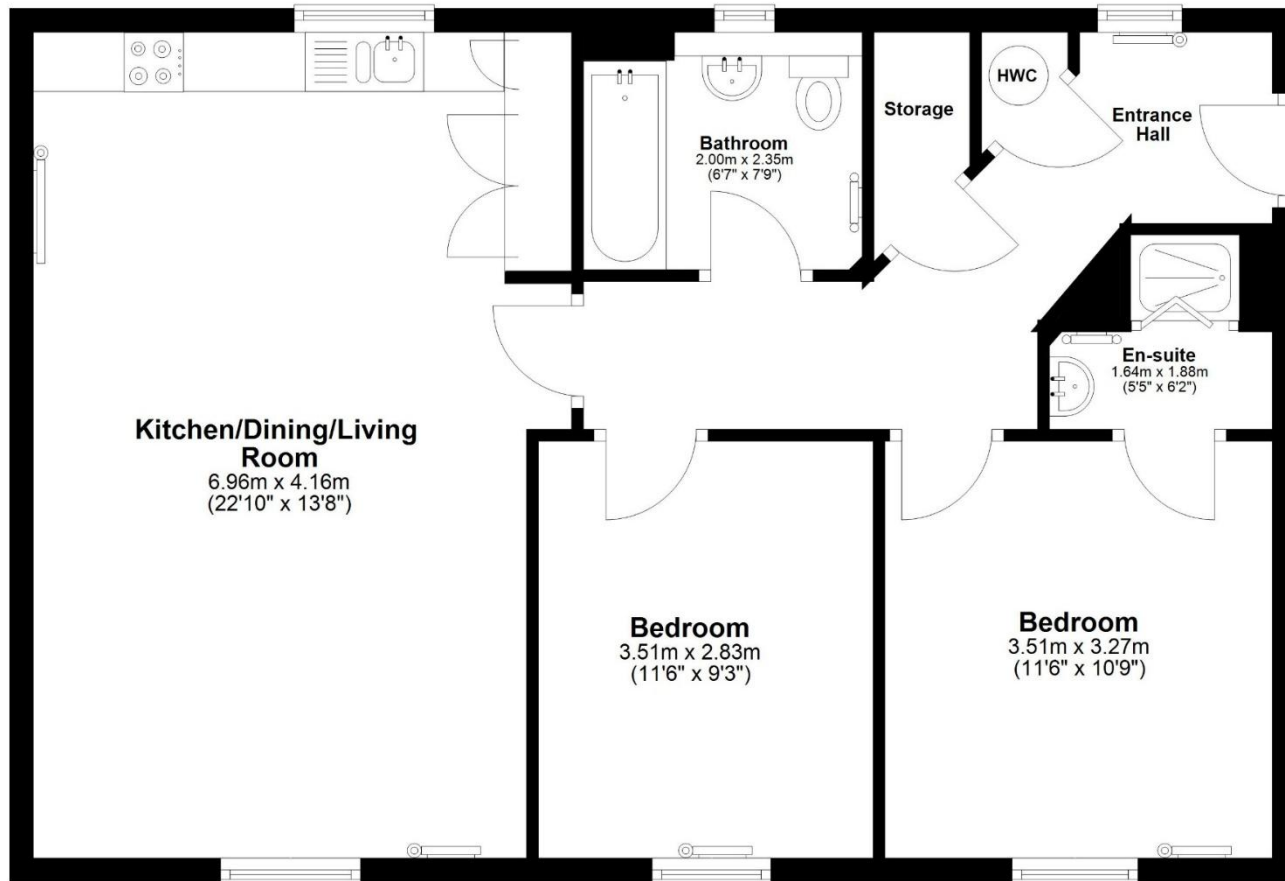


Offers in Excess of £200,000



First Floor

Approx. 72.8 sq. metres (783.4 sq. feet)



Total area: approx. 72.8 sq. metres (783.4 sq. feet)