

# BLOUNT & MASLIN

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## 25, Townsend Court, Malmesbury

Price Guide £227,500

A second floor retirement apartment (801 sq ft) with a lift, in a sought after location, with a pleasant aspect to the rear.

2 bedrooms, bathroom with wet room. Large hall, cloakroom, sitting/dining room, kitchen. On site parking, communal gardens.



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# 25 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.

## The Accommodation

No. 25 is on the second floor, accessed via a lift or easy-going stairs. It is tucked away at the rear of the building with only one immediate neighbour. The front door leads into the middle of a large hall with a generous linen cupboard and a further storage cupboard. The cloakroom is on the right, next door to the master bedroom which has a built-in double wardrobe (currently used as a hobbies room). There is another double bedroom and the large bathroom has a wet room shower area. The sitting/dining room has an ornamental fireplace with an electric fire and an east facing window with an open aspect. A door leads off to the well equipped kitchen with 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 sitting areas including 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 2024 is £676.03 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 - £1,693.23 payable for 2024/25. EPC rating C-80. 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.

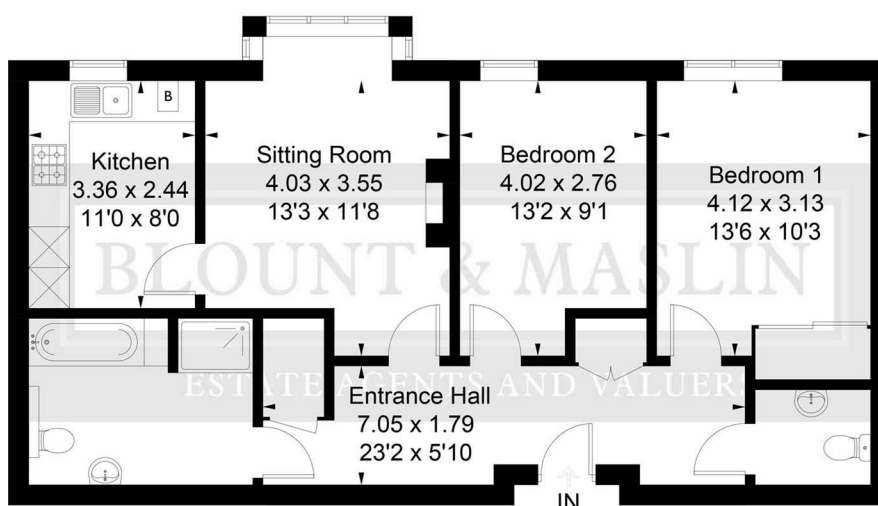
## Location

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 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.

Approximate Floor Area = 74.4 sq m / 801 sq ft



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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.