

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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5, Abbot's Garden, Malmesbury

Price Guide £310,000

A well presented maisonette (644 sq ft) in a town centre location, with the rare benefit of a garage and private parking.

Two bedrooms, refitted shower room. Large sitting/dining room, kitchen. Courtyard garden, share of freehold. Excellent rental potential.



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5 Abbot's Garden, Malmesbury

The Property

This period style maisonette is one of four built by highly regarded Cheltenham based Clifton Homes in 1989. The natural stone elevations are complemented by a slate covered roof, with wooden double glazed sash windows. The property was built to a high standard and has been well maintained. In recent years the shower room has been refitted and the kitchen units refreshed. It is presented in excellent order throughout. The central location with a garage, parking and outside sitting space make this a much sought after home. There are options for second-home ownership or buy-to-let, with the anticipated rental value in the region of £900-£950 per calendar month.

The Accommodation

The front door leads into a lobby with a rear external door for ease of accessing the garage and parking at the rear. The good sized sitting/dining room has a wood effect floor with a shelved storage cupboard off, which could provide a study alcove if required. The kitchen has an electric oven and hob with extractor over. The fridge and freezer are integrated and there is an under counter washer/drier. Off the inner hall is a linen cupboard with radiator, and a hanging cupboard. The larger bedroom has a built-in triple wardrobe and two windows to rear. The second bedroom would make an ideal home office. The shower room has a large shower enclosure, a vanity basin and extensive tiling.

Outside

To the front is a south-facing paved area enclosed by railings. From the rear there is a pathway to the back door with potential for storage.

Garage

16'6" by 8'0" (5.05m by 2.44m)

Eaves storage, plus a parking space in front of the garage.

General

A new 999 year lease commenced on 1 January 1989 and the residue will be assigned to the purchaser on completion, together with a 25% share in the Abbot's Garden Management Limited who own the freehold. The current management charge is £150 per month to cover buildings insurance, external painting and maintenance of the communal areas. A gas combination boiler in the kitchen supplies central heating and hot water. Council Tax Band B - £1,866.22 payable for 2024/25. EPC rating Band C - 73.

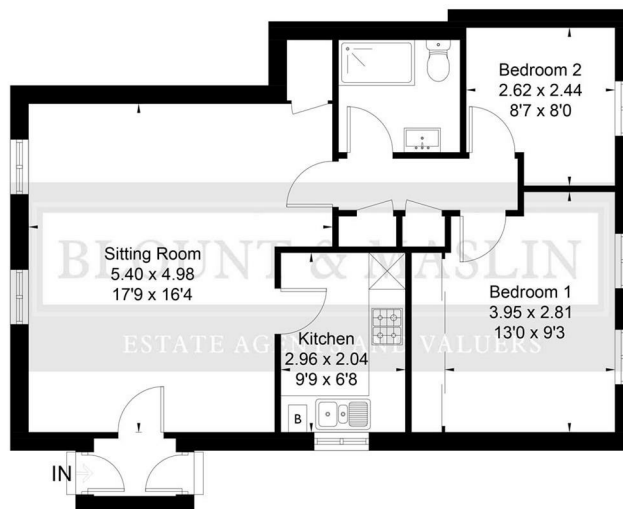
Location

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 9HY

Proceed up the High street, bear right into Oxford Street and at the T junction bear left heading towards Holloway. Continue around the sharp bend and the property is on your left hand side, denoted by our 'For Sale' board. The garage and parking are at the rear, being the closest to the building.

Approximate Floor Area = 59.8 sq m / 644 sq ft



Ground Floor

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