



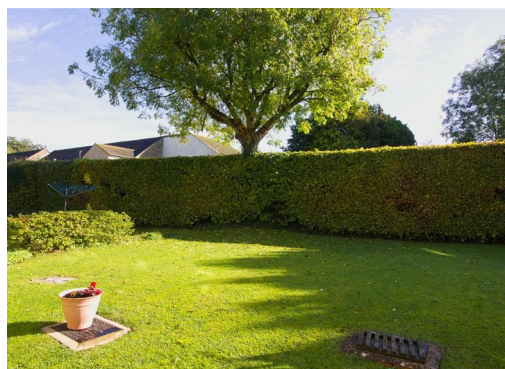
47 Orchard Court, Malmesbury

Price Guide £160,000

An immaculately presented first floor apartment (646 sq ft) in a sheltered housing complex for the over 55s.

Two bedrooms, shower room. Communal hall with entry phone, reception hall, west-facing sitting/dining room, well equipped kitchen. Communal gardens, resident and visitor parking.

NO ONWARD CHAIN



47 Orchard Court, Malmesbury

The Property

Orchard Court lies on the southern edge of the town and is a sheltered housing complex built in 1984 exclusively for the over 55s. It comprises forty apartments and six bungalows. Number 47 is an immaculately presented, light and spacious first floor flat comprising a west facing open-plan sitting/dining room, 2 double bedrooms, well-equipped kitchen and shower room. There are well maintained communal gardens surrounding the property and space for resident and visitor parking.

Tenure

A 99 year lease was created in June 1984. The current service charge is £204 per calendar month and includes maintenance of the communal areas, window cleaning, building insurance and part-time

assistance from the warden. The ground rent is fixed at £80 per annum for the flat.

General

All mains are connected. A gas boiler in the kitchen supplies central heating and domestic hot water. Wiltshire Council Tax Band B - £1,693.23 payable for 2024/25. EPC rated C-73.

Directions to

Proceed down Malmesbury High Street, over the river bridge and continue to the Priory roundabout. Here take the third exit heading towards Chippenham and take the first turning right into Arches Lane. After 100 yards turn right into Orchard Court where number 47 can be found in the first block on the right.

Approx. Gross Internal House Area *

60.01 M² - 646 Ft²

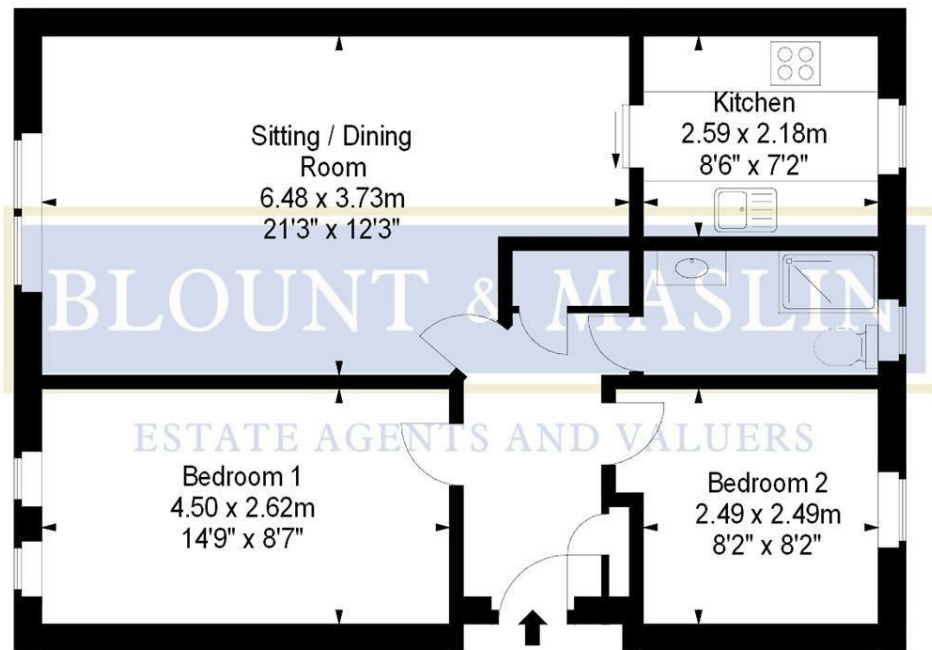
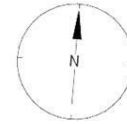


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice