

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury
Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



22 Orchard Court, Malmesbury

Price Guide £165,000

Sought-after 2 bedroom ground floor retirement apartment with garage

A spacious two-bedroom ground-floor apartment for the over 55s, enjoying a pleasant open outlook and benefiting from a garage. Situated within the popular Orchard Court development, the property offers excellent scope for improvement.



www.blount-maslin.co.uk



22 Orchard Court, Malmesbury

The Property

Situated on the southern edge of the town, Orchard Court is a popular sheltered housing development built in 1984 exclusively for residents aged 55 and over. The development comprises forty apartments and six bungalows, set within attractive communal grounds. Number 22 is a particularly desirable ground-floor apartment, benefiting from a garage and a pleasant open outlook. Access is via a communal entrance with intercom security, leading to a private front door. The accommodation includes an entrance hall with useful storage cupboards, including a large airing cupboard housing the hot water cylinder. The bright and spacious sitting/dining room enjoys plenty of natural light and views over the surrounding area. The property further offers a modern kitchen, a wet room, and two well-proportioned bedrooms. Outside, residents can enjoy the communal gardens and clothes-drying areas. The garage is located a short distance from the apartment. Offering excellent potential for cosmetic updating, this property provides an ideal opportunity to create a comfortable and attractive home within a well-established retirement community.

General

All mains connected. The gas boiler in the kitchen supplies central heating and hot water. Council Tax Band B - £1,860.82 for 2026/27. EPC rating Band C - 72.

Tenure and Service Charge

A 99 year lease was created in June 1984. The current service charge is £2,18.57 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.

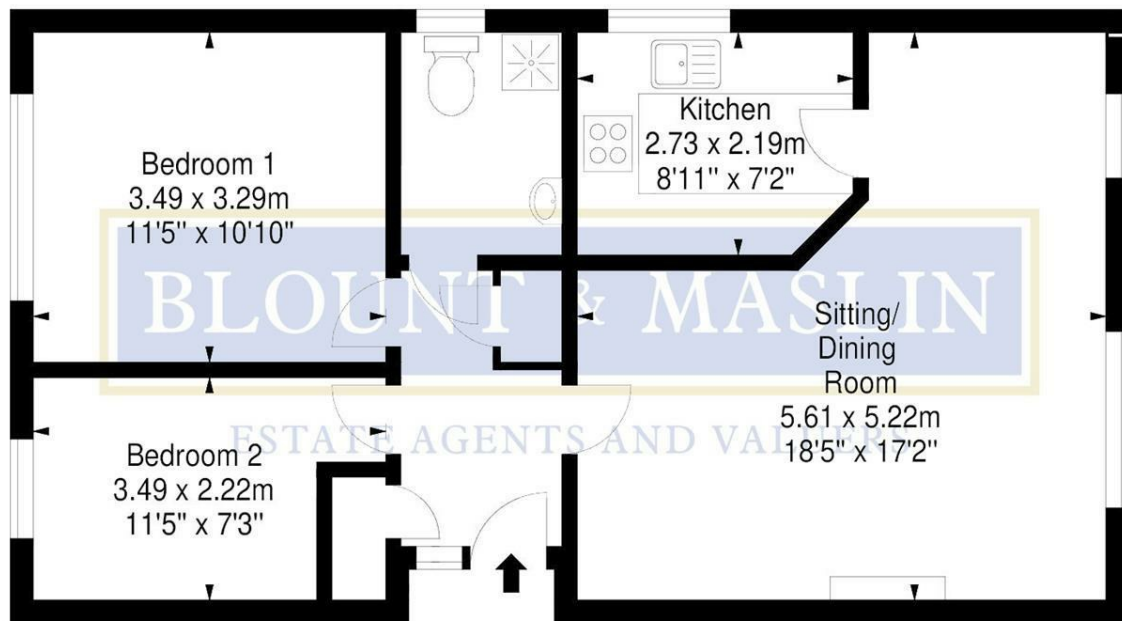
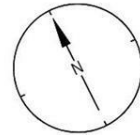
Malmesbury

Reported to be England's oldest borough, dating from around 880AD, and voted Best Town in the South West in 2026. Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and 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 and Kemble. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

Directions to SN16 0ED

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.

Approx. Gross Internal House Area *
59.18 M² - 637 Ft²



Ground Floor

Illustration For Identification Purposes Only. Not To Scale

*** As Defined by RICS - Code of Measuring Practice**