



📍 37, Orchard Court Arches Lane, Malmesbury, Wiltshire, SN16 0ED

🏠 Guide Price £165,000

A two bedroom ground floor apartment, located in this sought-after sheltered housing development, built in 1984, exclusive to the over 55's.

- Ground Floor Apartment
- On Site Warden
- Two Bedrooms
- Spacious Sitting Room
- Redesigned Walk In Shower/Wet Room
- Exclusive To The Over 55's
- Attractive Communal Gardens
- Resident /Visitor Parking
- Entry Phone System
- No Onward Chain

🏠 Leasehold

🏠 EPC Rating C



A two bedroom ground floor apartment, located in this sought-after sheltered housing development. Built in 1984, Orchard Court is exclusive to the over 55's and is located in a peaceful setting on the edge of the town. The accommodation comprises a communal entrance hallway with entry phone system, a hallway with large storage cupboard, spacious L-shaped living/dining room and a kitchen. There are two bedrooms and recently re fitted wet room with easy accessible shower. Externally, the property benefits from visitors and resident parking. The attractive communal gardens are laid to lawn and maintained to a high standard.

SITUATION

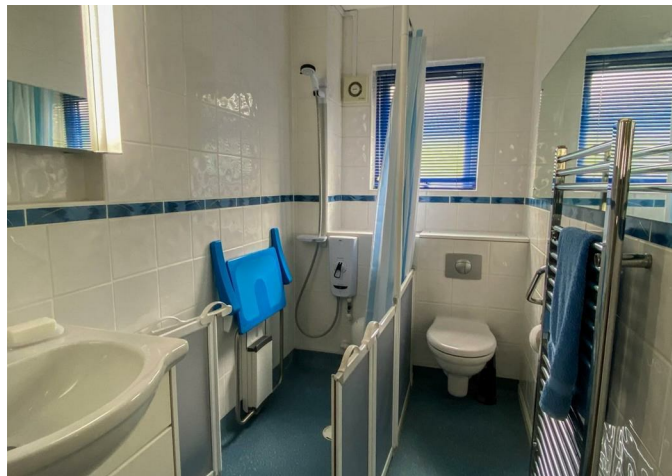
Located only a short walk from the town centre and the footpaths and countryside beside the River Avon. Malmesbury is reputed to be the oldest borough in the country dating back to the 11th Century. The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complimented by modern shopping, including a Waitrose and quaint boutiques. This thriving pretty market town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops, services, schools and leisure facilities available. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately 1 hour 15 minutes.

PROPERTY INFORMATION

Tenure: Leasehold- A 99 year lease was created in June 1984. The current service charge is £165.69 per calendar month and includes maintenance of the communal areas, window cleaning, building insurance and part-time assistance from the warden. Yearly ground rent at £80 per annum.

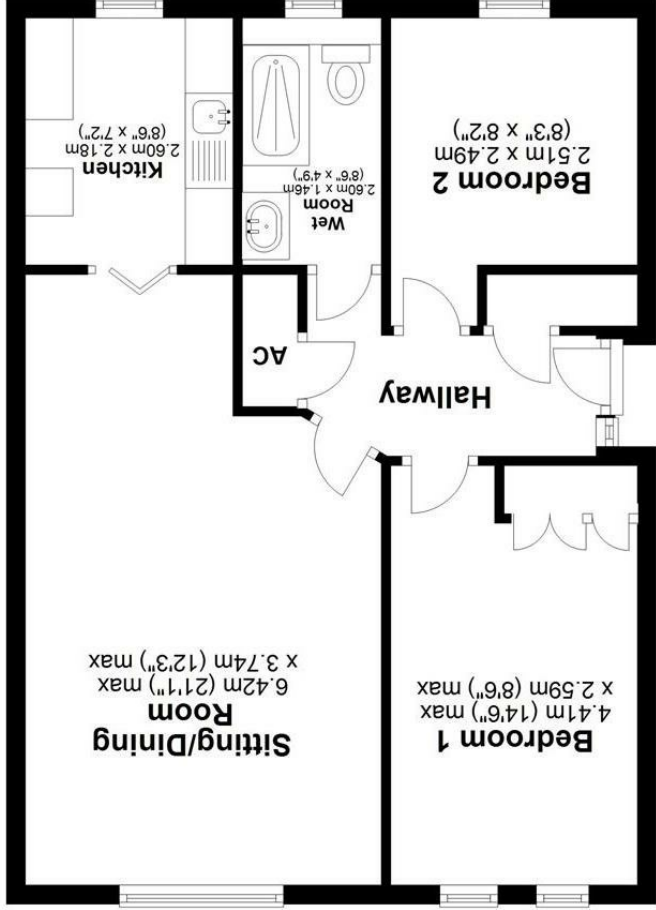
EPC Rating: C

Council Tax Band: B



Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Total area: approx. 57.7 sq. metres (621.5 sq. feet)
Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.



Floor Plan
Approx. 57.7 sq. metres (621.5 sq. feet)