



# strakers

7 William Lodge, Gloucester Road, Malmesbury, Wiltshire, SN16  
0BT

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⑨ 7 William Lodge, Gloucester Road, Malmesbury,  
Wiltshire, SN16 0BT

⌚ Guide Price £275,000

A beautifully proportioned two bedroom, ground floor apartment forming part of William Lodge, a delightful development of 26 one and two bedroom retirement apartments located on the banks of the River Avon in this wonderful market town.

- Two Bedroom Apartment
- Ground Floor
- Walk On Patio With River Views
- 24 Hour Call Centre Support System
- Owners Lounge with Coffee Bar
- Secure Camera Entry System
- Energy Efficient and Economical Heating
- Guest Suite for Friends and Family
- Lodge Manager
- On Site Parking

❖ Leasehold

⑩ EPC Rating B



**\*\*RETIREMENT APARTMENT\*\* TWO GENEROUS BEDROOMS\*\*ATTRACTIVE RIVERSIDE DEVELOPMENT\*\***

A luxury two bedroom retirement apartment, situated in this thoughtfully designed, prestige development built by Churchill Retirement Homes in 2019. William Lodge is located on the northern edge of Malmesbury town, situated on a main bus route which provides easy access to shops and all local amenities. This impressive ground floor apartment comprises an entrance hallway with a large walk in storage cupboard, a bright and spacious double aspect sitting/dining room with feature fireplace and a patio door to the side opening onto a walk on patio with delightful views over the river. The beautifully appointed kitchen is fitted with a range of integrated appliances to include a 4 ring Zanussi ceramic hob, extractor hood, oven, fridge and washer dryer. The main bedroom boasts an en suite shower room and fitted wardrobes with a further second double bedroom and bathroom. Externally there is free resident parking and delightful landscaped gardens overlooking the River Avon. There is an onsite Lodge Manager to assist with the daily running of the Lodge, an owners lounge with coffee bar and communal Wi-Fi.

**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.

**PROPERTY INFORMATION**

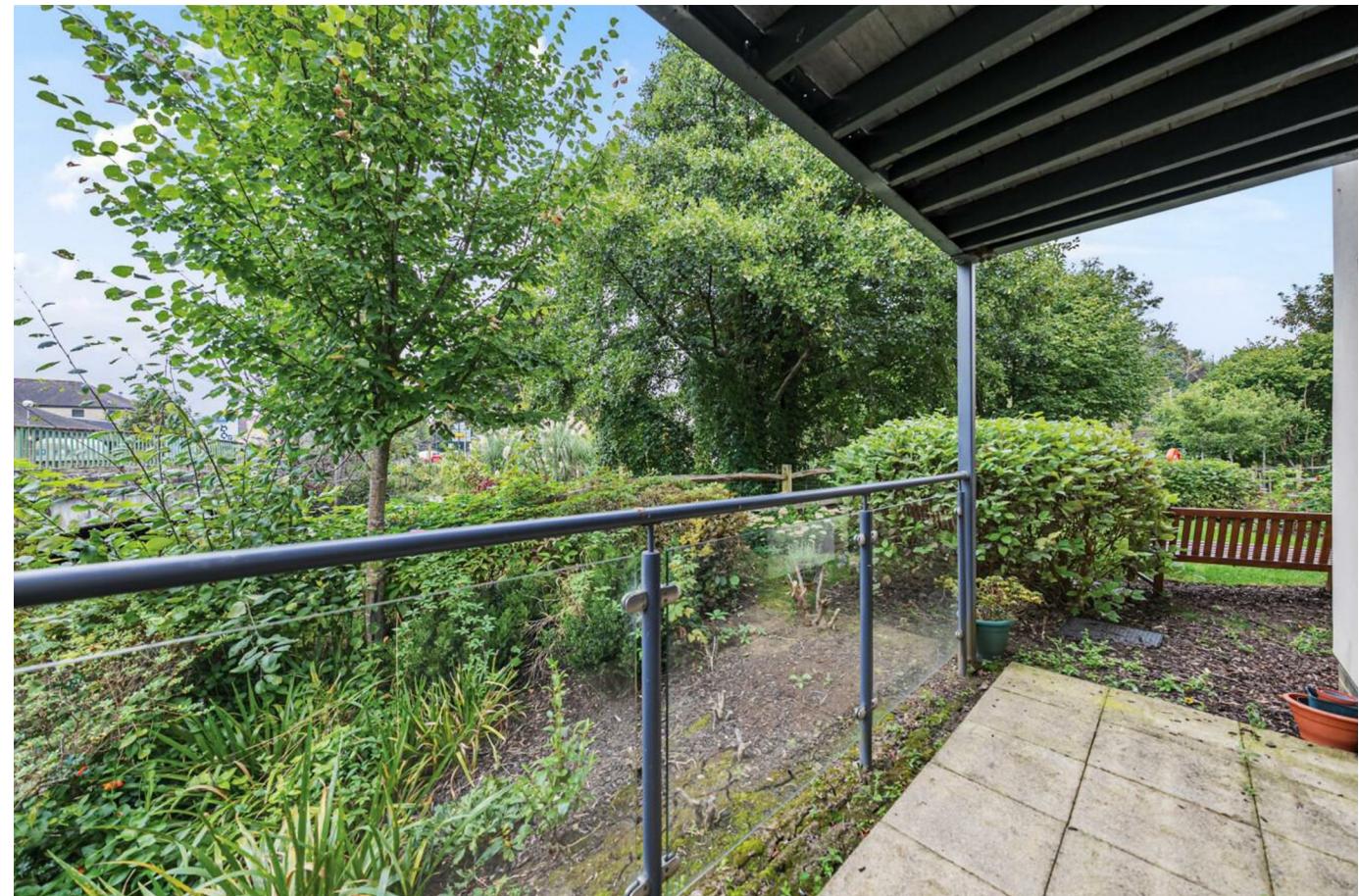
Tenure - Leasehold

Lease Information - 125 years from July 2017.

Council Tax Band - E

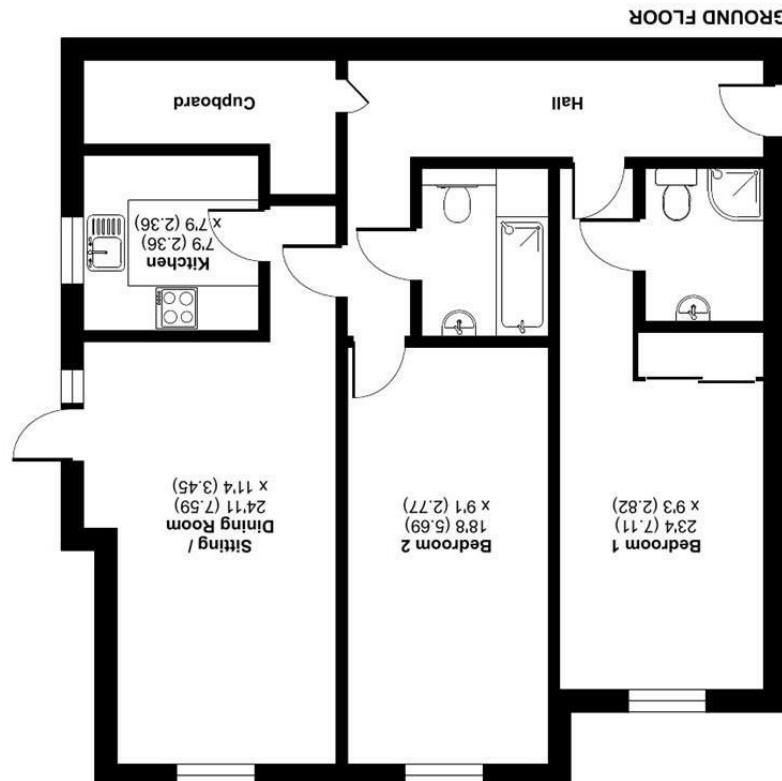
Ground Rent: £ 886.90

2024/25 Annual Service Charge: £6157.11



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These particulars 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.

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For identification only - Not to scale

Approximate Area = 912 sq ft / 84.7 sq m

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