



📍 11, William Lodge Gloucester Road, Malmesbury, Wiltshire, SN16 0BT

🏠 Guide Price £230,000

An immaculately presented one 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.

- One Bedroom Retirement Apartment
- Ground Floor
- Walk On Patio Balcony 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

🏠 EPC Rating C



Enjoying a riverside position with a covered terrace the apartment offers contemporary accommodation. The accommodation comprises an entrance hall with an airing/storage cupboard, a sitting room with a door onto the paved terrace, kitchen with a range of integrated appliances including an electric waist-height oven, washer/dryer, and fridge/freezer. The double bedroom benefits from fitted wardrobes with mirrored sliding doors. The shower room has a fitted shower unit, a heated chrome towel rail, a sink with a vanity unit and a WC.. Externally there is free resident parking and landscaped gardens overlooking the River Avon. There is an onsite Lodge Manager to assist with the daily running of the Lodge. Owners lounge with coffee bar and communal Wi-Fi.

SITUATION

The property is conveniently located allowing easy access into the heart of the hilltop town of Malmesbury, which is officially recognised as England's oldest borough. Situated on the edge of the Cotswolds, surrounded by two branches of the River Avon, it boasts buildings of golden Cotswold stone and beautiful river walks. Famous for its ancient Abbey and elaborate 15th century Market Cross, the town may well have history round every corner but is also bursting with life, enjoying excellent independent shops, a Waitrose, award winning schools, charming cosy pubs, friendly cafes, regular farmers' markets and a busy local events schedule. The establishment of the Dyson design and development headquarters on the edge of the town means that Malmesbury is now a centre for technical innovation, allowing the town to truly describe itself as both ancient and modern. Malmesbury is five miles north of the M4 (Junction 17) so within easy commuting distance of Bristol, Bath and Swindon. London is approximately 1½ hours away by car or train.

PROPERTY INFORMATION

Tenure - Leasehold

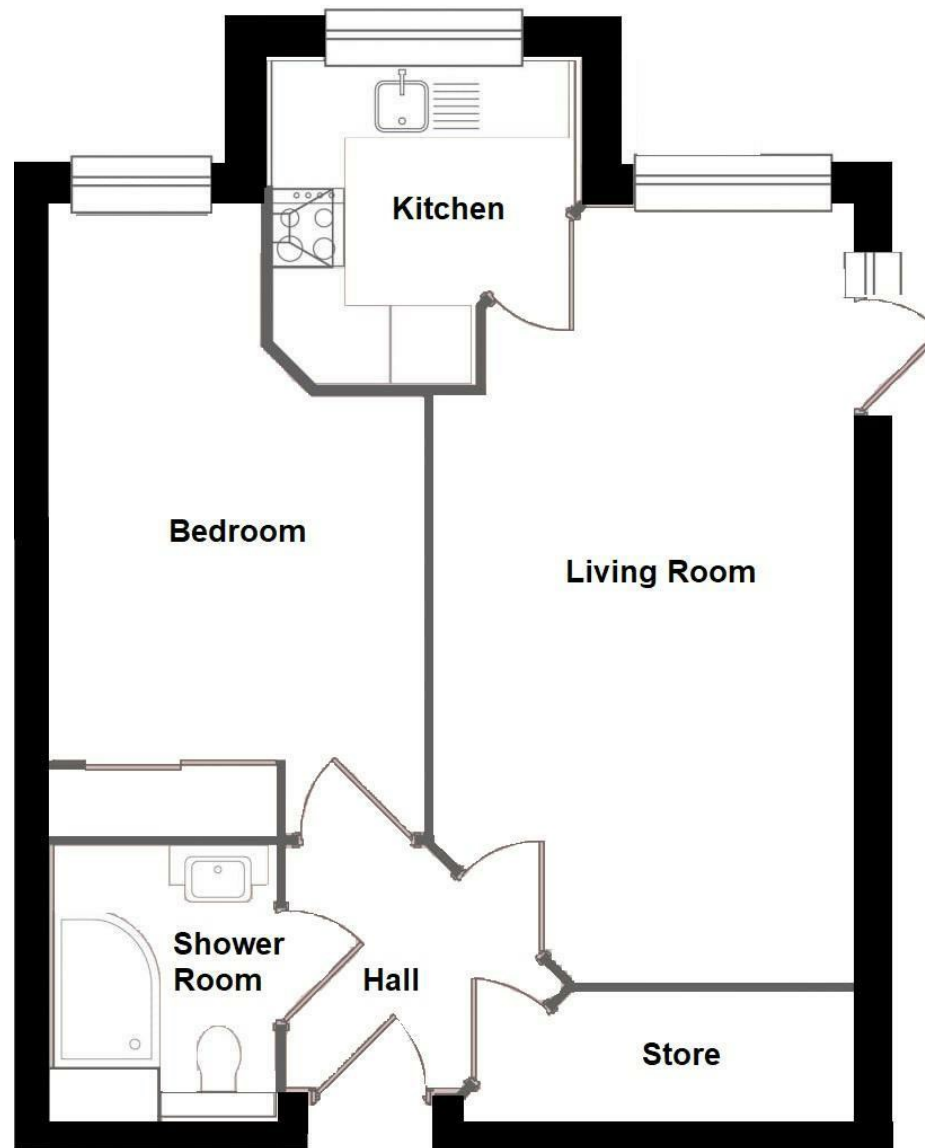
Lease Information - 125 years from July 2017.

Council Tax Band - D

Ground Rent: £815.94

2024/25 Annual Service Charge: £4,121.19 pa





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