





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

🏠 Guide Price £162,500

A two bedroom first floor apartment, located in this sought-after sheltered housing development. Built in 1984, Orchard Court is exclusive to the over 55s and is located in a peaceful setting on the edge of the town.

- Retirement Apartment
- Immaculately Presented
- First Floor + Entry Phone
- Two Bedrooms
- Open Plan Sitting/Dining Room
- Bathroom + Access to Loft Space
- Prime Position On Development
- Garage En Bloc
- Communal Gardens
- No Onward Chain

🔑 Leasehold

🏠 EPC Rating C





**\*\*SHELTERED RETIREMENT COMPLEX\*\*TWO BEDROOMS\*\*FOR THE OVER 55'S\*\*IMMACULATE THROUGHOUT\*\*SINGLE GARAGE\*\***

A two bedroom first 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 which has been recently redecorated throughout 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 bathroom. Externally, the property benefits from a garage en bloc with additional 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 complemented 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- 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. There is a yearly garage rent at £10 per annum and yearly ground rent at £80 per annum. There is a 24 hour emergency call system

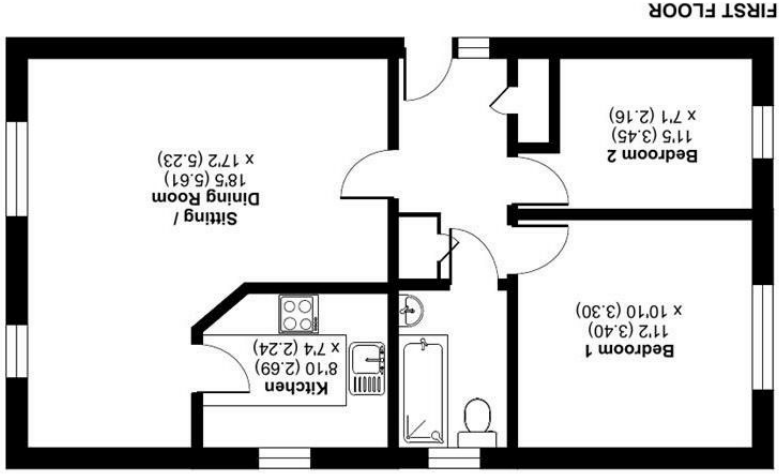
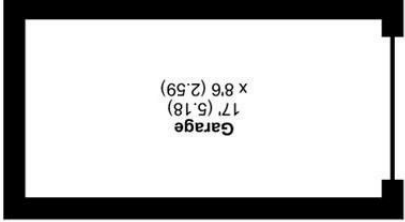
EPC Rating: C

Council Tax Band: B



## 32 Orchard Court, Arches Lane, Malmesbury, SN16

Approximate Area = 636 sq ft / 59.1 sq m  
Garage = 144 sq ft / 13.4 sq m  
Total = 780 sq ft / 72.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2024.  
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