



⑨ 46 Sir Bernard Lovell Road, Malmesbury, Wiltshire, SN16 9FQ

⌚ Guide Price £160,000

A beautifully presented third floor apartment with an allocated parking space.

- Stunning Top Floor Apartment
- Beautifully Appointed
- One Double Bedroom
- Open Plan Living/Dining Room
- Fitted Kitchen With Appliances
- Contemporary Bathroom Suite
- Allocated Parking Space
- Uninterupted Views Over Open Countryside
- Interior Furnishing Available
- No Onward Chain

❖ Leasehold

⑩ EPC Rating C



Located within a short distance to open countryside and walkways beside the river Avon, this top floor one bedroom apartment, has been meticulously maintained and is beautifully presented and decorated throughout. The accommodation comprises an entrance hall with airing cupboard and separate storage cupboard off. An open plan living/dining room with Juliette balcony, with an opening to a fitted kitchen benefitting from built-in appliances. A double bedroom with built-in wardrobes and a contemporary bathroom with over bath shower complete the accommodation. There is an allocated parking space. A wonderful first time buy or buy to let investment opportunity.

#### Situation

The property is located in a delightful setting and forms part of the Cowbridge Mill development which is located on the rural edge of Malmesbury overlooking the River Avon. The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complimented by modern shopping 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, including a Waitrose, award winning schools and leisure facilities. 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

Property management charges/Service charge for 2024 is £1,296.52 (variable each year)

\* Ground rent yearly - £198.50

\* Leasehold – 125 years from Jan 2007

EPC Rating: C

Council Tax Band: A

Mains water and electricity.



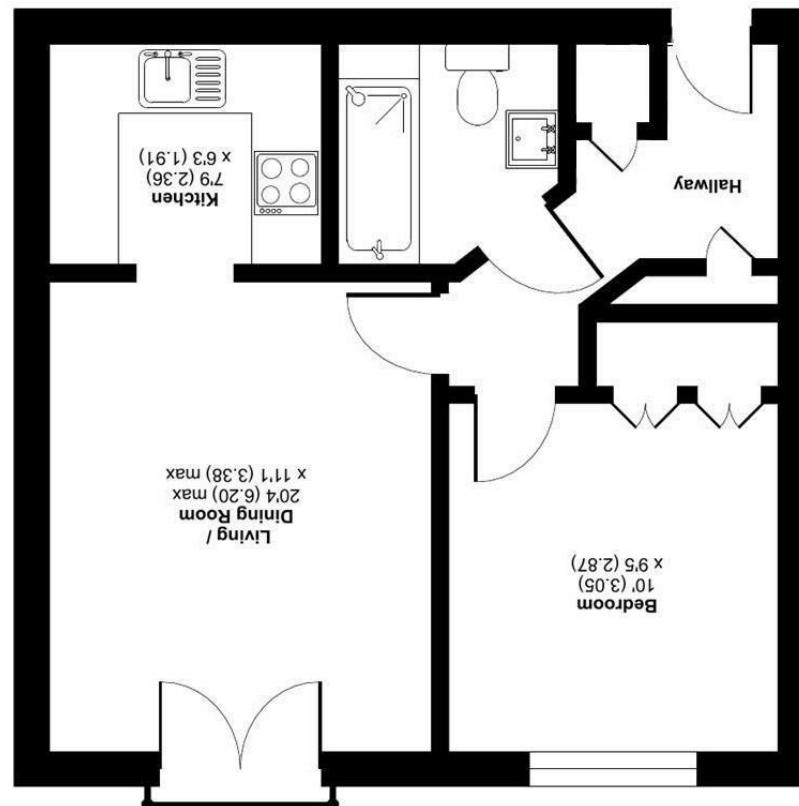
do not keep up repayments on a mortgage or other loan secured on it.  
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do not keep up repayments on a mortgage or other loan secured on it.

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International Property Measurement Standards (IPMS2 Residential). © Nichecom 2024.



## THIRD FLOOR



For identification only - Not to scale

Approximate Area = 427 sq ft / 39.7 sq m

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