



📍 Flat 5, Prospect House Olivers Lane, Malmesbury, Wiltshire, SN16 9AF

🏠 Guide Price £175,000

A top floor flat tucked away in the heart of the town centre with a private parking space and stunning panoramic views.

- One Bedroom Flat
- Top Floor
- Stunning Far Reaching Panoramic Views
- Allocated Parking Space
- Open Plan Living Space
- Useful Study Area
- Built In Wardrobes
- Ideal Lock and Leave
- Central Location Just Off The High Street
- No Onward Chain

🏠 Leasehold - Share of Freehold

🏠 EPC Rating D



Offered for sale with no onward chain, this well presented flat is situated on the second floor of a former doctor's surgery building in Olivers Lane, in a quiet location tucked away off the main High Street. The building was converted into five flats in 1991 and benefits from gas central heating, via a combination boiler. A private front door leads to a short flight of stairs rising to a study area with a useful built-in desk unit, shelving and a roof light. A door opens into to the kitchen which has a range of units, oak work surfaces, a washing machine and a cooker. The open plan sitting room has painted beams and a large sash window enjoying uninterrupted views over open countryside. A door leads into to the bedroom with two roof lights, a window and exposed beams. There is a built-in wardrobe and a door into the bathroom which has a white suite with mixer tap and shower attachment. Externally, within the courtyard is a private allocated parking space for the property and access to a basement storage ideal for a bicycle. No onward chain

SITUATION

Conveniently located in the heart of this historic town, in a quiet setting, yet within a short distance of country walks and the picturesque River Avon. Malmesbury is reputed to be the oldest borough in the country dating back to the 11th Century. This thriving pretty 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: Share Of The Freehold-Monthly service charge £65 to cover buildings insurance, maintenance of communal areas and sinking fund.

EPC Rating: D

Council Tax Band: A

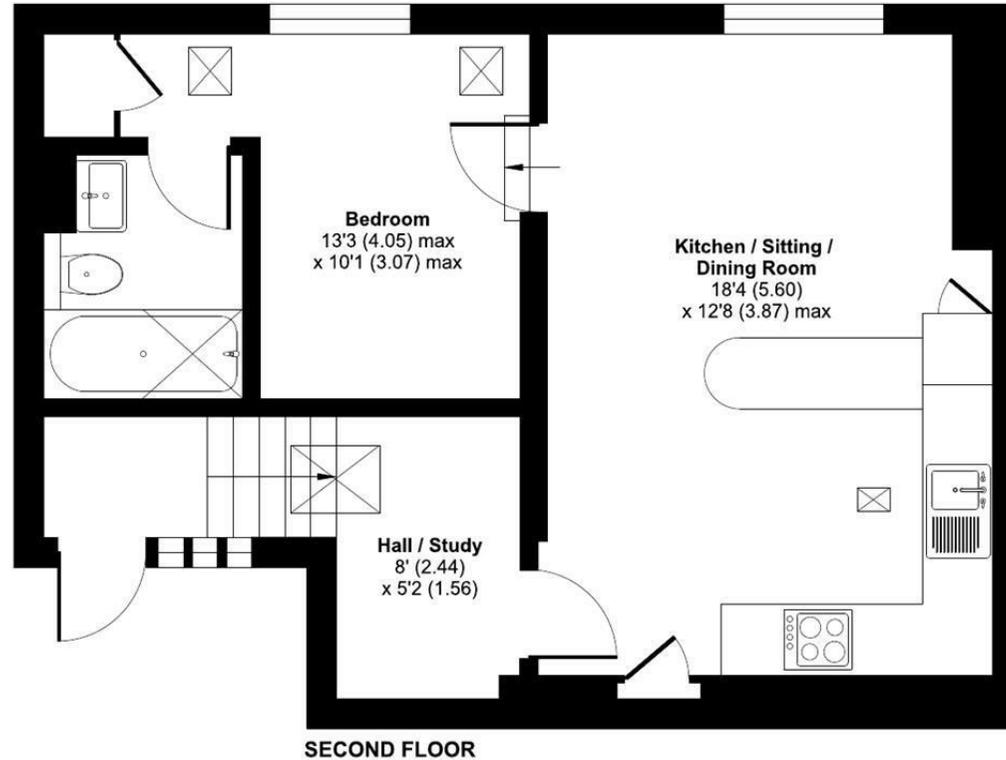
Services - All mains connected. A gas combination boiler supplies central heating and hot water.



Olivers Lane, Malmesbury, SN16

Approximate Area = 436 sq ft / 40.5 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1356580

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