



📍 5 William Lodge Gloucester Road, Malmesbury, SN16 0BT

🏠 Guide Price £250,000

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.

- One Bedroom Retirement Apartment
- Ground Floor
- Immaculately Presented Former Show Home
- 24 Hour Call Centre Support System
- Secure Camera Entry System
- Owners Lounge with Coffee Bar
- Energy Efficient and Economical Heating
- Guest Suite for Friends and Family
- Parking & Lovely Riverside Sun Terrace
- On Site Lodge Manager

🏠 Leasehold

🏠 EPC Rating C



A luxury one 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, was formerly the show home and as such is furnished to a particularly high specification.

The interior comprises an entrance hallway, spacious sitting room with feature fireplace and a beautifully appointed kitchen with a range of built-in appliances. There is a spacious double bedroom with built-in wardrobes and a shower room. Externally there is free resident parking and attractive landscaped gardens overlooking the River Avon. There is an onsite Lodge Manager to assist with the daily running of the Lodge and an 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 an hour away by car or train.

PROPERTY INFORMATION

Tenure - Leasehold

Lease Information - 125 years from July 2017.

Council Tax Band - D

Ground Rent: £815.94

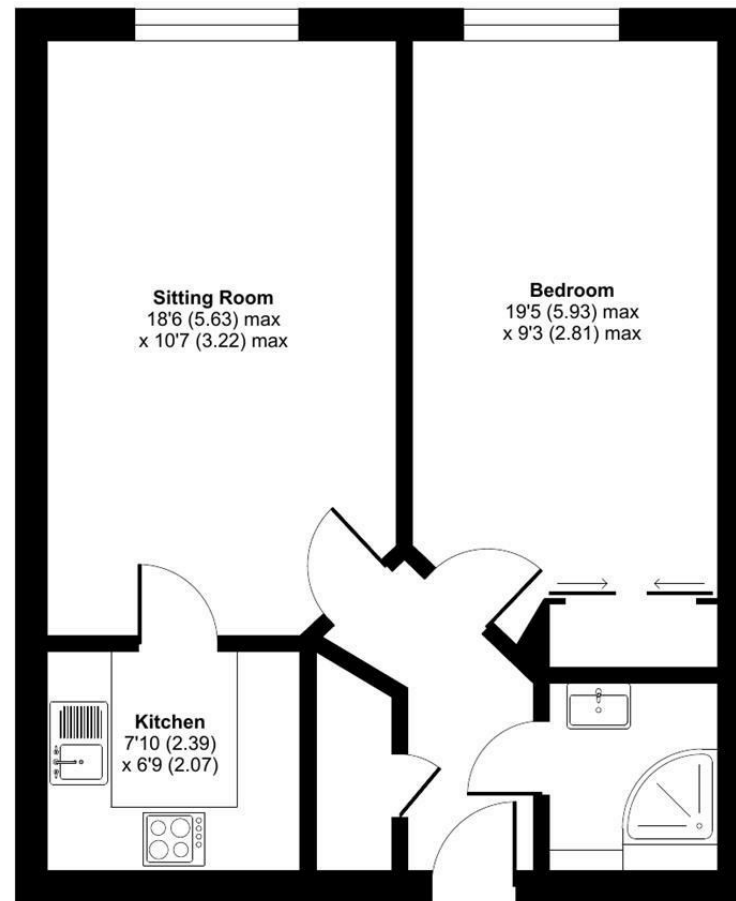
2024/25 Annual Service Charge: £4,099.52 pa



Gloucester Road, Malmesbury, SN16

Approximate Area = 536 sq ft / 49.7 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: 1374875

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves 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.