BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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18 Orchard Court, Malmesbury

Price Guide £180,000

A well-proportioned two-bedroom ground-floor apartment with a garage, set within Orchard Court, a popular development for the over-55s on the southern side of Malmesbury, close to Malmesbury Primary Care and Waitrose. The apartment offers a light and spacious sitting/dining room, a modern kitchen, a shower room and useful built-in storage, with a secure communal entrance and attractive communal gardens.







18 Orchard Court, Malmesbury

The Property
Orchard Court is an established and popular sheltered housing development, pleasantly situated on the southern side Malmesbury. Built in 1984 and designed specifically for residents aged 55 and over, it comprises forty apartments and six bungalows, surrounded by well-maintained communal gardens. Number 18 occupies a desirable ground-floor position with a much sought after garage. Entry to the building is through a secure communal entrance with intercom system, from which the apartment's private front door is accessed.

The well-proportioned accommodation comprises an entrance hall with useful built-in storage, including a generous airing cupboard. The light and spacious sitting/dining room provides a pleasant living area, complemented by a modern kitchen, shower room and two bedrooms.

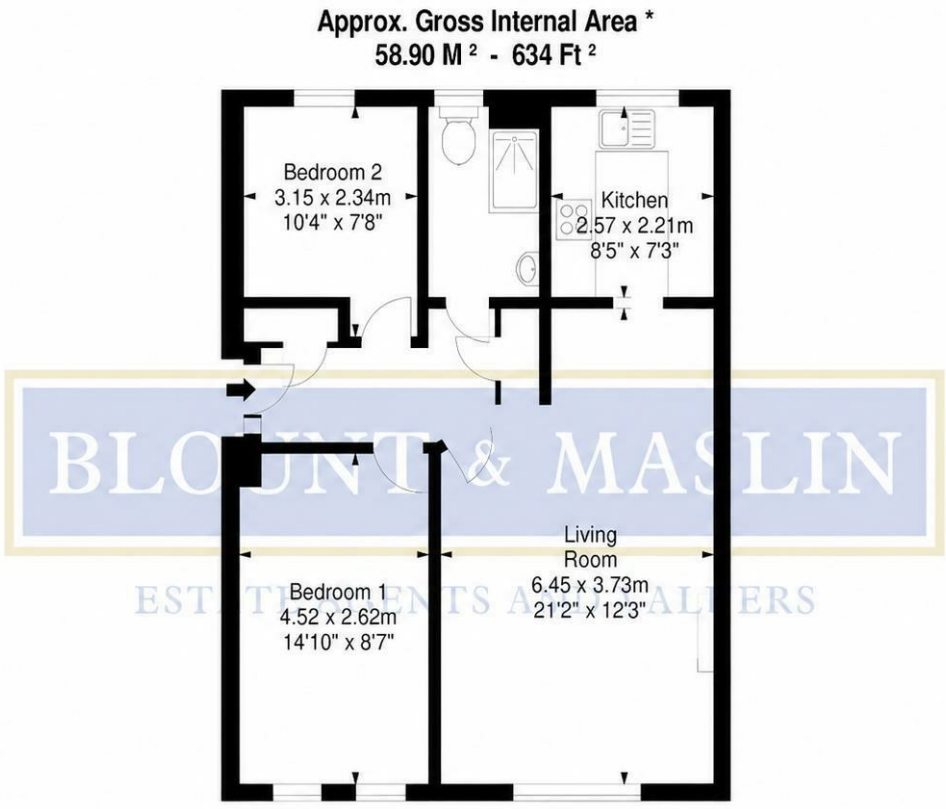
The development is surrounded by attractive communal grounds for residents to enjoy, together with designated clothes-drying facilities. The apartment also benefits from a garage, conveniently positioned a short walk from the building.

General
All mains connected. The gas boiler in the kitchen supplies central heating and hot water. Council Tax Band B - £1,860.82 for 2026/27. EPC rating Band C - 71.

Tenure and Service Charge
A 99 year lease was created in June 1984. The current service charge is £226.89 per calendar month and includes maintenance of the communal areas, window cleaning, building insurance and part-time assistance from the warden. The ground rent is fixed at £90 per annum.

Malmesbury
Reported to be England's oldest borough, dating from around 880AD, and voted Best Town in the South West in 2026. Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham and Kemble. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

Directions to SN16 0ED
Proceed down Malmesbury High Street, over the river bridge and continue to the Priory roundabout. Here take the third exit heading towards Chippenham and take the first turning right into Arches Lane. After 100 yards turn right into Orchard Court.



Ground Floor

Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.