BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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# 12 Cedar Court , Malmesbury

# Price Guide £235,000

Light and spacious first floor apartment (817 sq ft) situated within the contemporary Cedar Court building on the Cowbridge Mill development on the eastern edge of the town.

Open plan sitting/dining/kitchen with integrated appliances. Two double bedrooms, en-suite shower and separate bathroom.
Two allocated parking spaces.
CHAIN FREE

# 12 Cedar Court , Malmesbury

### The Property
This former office building was converted into contemporary apartments in 2016. Number 12 is situated on the first floor and is accessed via the impressive entrance foyer with telecom entry system. The apartment is beautifully presented and offers a spacious kitchen/dining/living area, two double bedrooms with the added benefit of two bathrooms/shower rooms - ideal for shared occupancy. Outside there are two allocated parking spaces and use of the well kept communal gardens to the front. Further practical benefits include a lift, bike store and generous additional storage facilities. Easy access to local footpaths and a cycle route into Malmesbury, following the old train line.

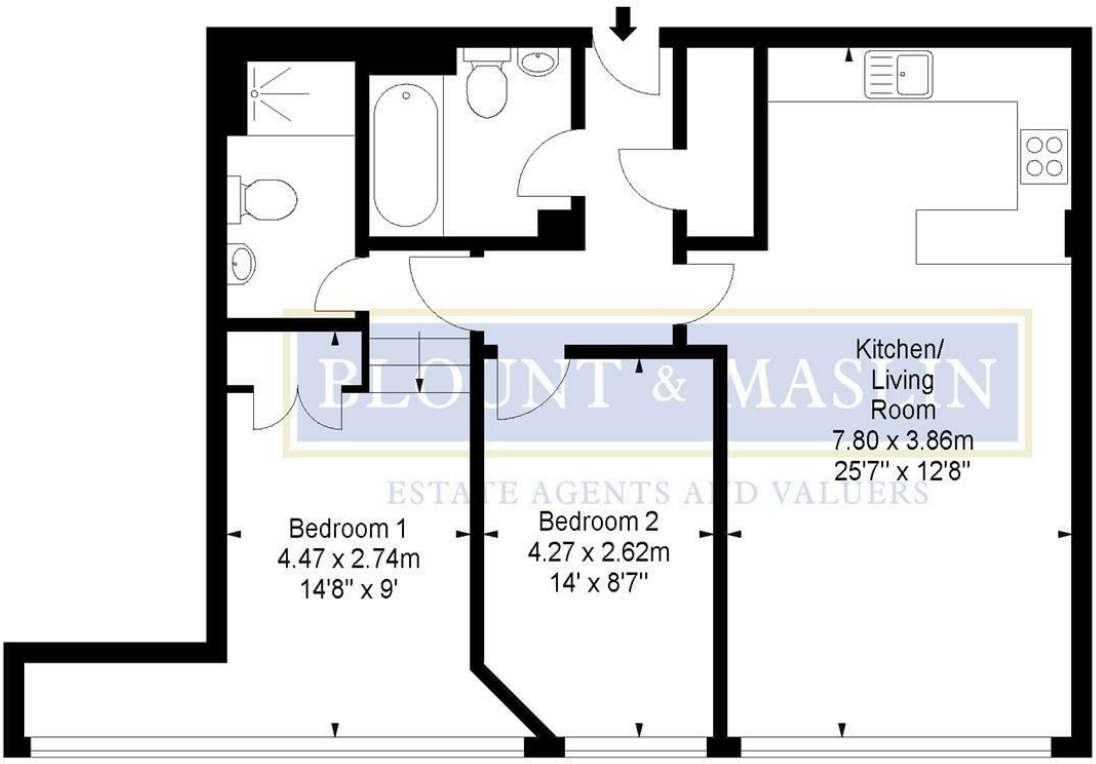
### General
All electric heating and hot water system. Council Tax band C - £2,339.76 payable for 2026/7. EPC rating band C - 77.

### Tenure
The Freehold of the building is owned by RG Securities (No. 2) Ltd. A new 150 year lease was created in 2016. The service charge for 2025/6 is £2274.04pa paid in two instalments (March and September). Buildings insurance of £400 per annum is included in the service charge.

### Malmesbury
Reported to be England's oldest borough, dating from around 880AD, 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 SN16 9GG
Proceed in an easterly direction out of the town on the Swindon Road (B4042). At the bottom of the hill, turn left into the Cowbridge Mill development, prior to the river bridge. Number 12 is located within Cedar Court on the first floor.

**Approx. Gross Internal House Area ***
**75.90 M ² - 817 Ft ²**

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**First 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.