BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury
Wiltshire SN16 9AT
Tel: 01666 825725
sales@blount-maslin.co.uk



24 Townsend Court, Malmesbury

Price Guide £220,000

An east facing second floor retirement apartment (812 sq ft), in a sought after location.

Two bedrooms, large bathroom with wet room. Hall, cloakroom, good sized sitting/dining room, well equipped kitchen. On site parking, communal gardens.







24 Townsend Court Malmesbury

The Property

Townsend Court was built in 2009 and comprises 28 luxury retirement apartments. Benefits include an emergency call system with on-site staff available 24 hours a day, a guest suite, communal residents' dining room and sitting room. Number 24 is on the second floor. The front door leads into a large hall with a linen cupboard, storage cupboard and a cloakroom off. There are two bedrooms, the larger with a built-in wardrobe. The large bathroom has a wet room shower area. The sitting/dining room is a good size with a bay window plus an ornamental fireplace surround with an electric fire. Next door, the kitchen has an electric oven and hob with extractor over. The fridge and freezer are integrated and there is space for a washing machine.

General

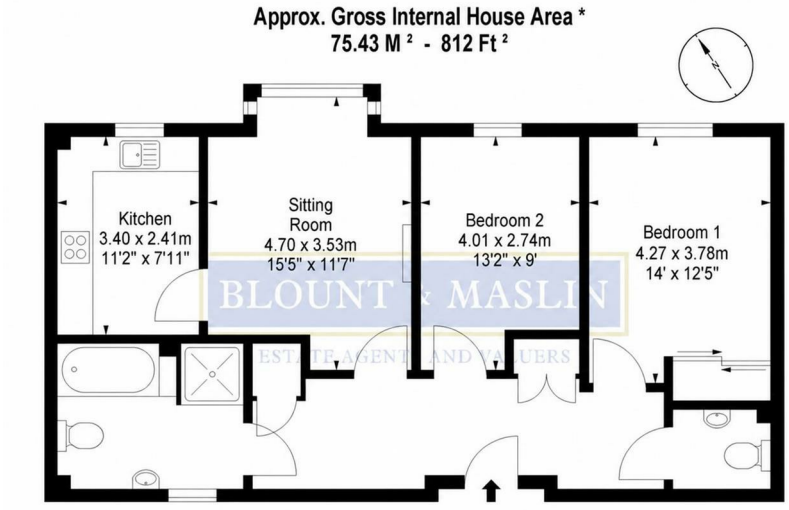
All mains are connected. The gas combination boiler in the kitchen provides central heating and domestic hot water. Gas and electricity usage are the responsibility of each owner. The monthly service charge from 1st April 2026 is £727.21 which includes maintenance of the communal areas, gardening, window cleaning, buildings insurance, water rates, 1.5 hours housekeeping per week. A 125 year lease was created in 2009 with no charge for ground rent. Council Tax Band B - £1860.82 payable for 2026/27. EPC rating C - 77. Although the property is leasehold, Townsend Court Malmesbury Ltd own the freehold. The board of directors consist of 5 elected owners to act on behalf of all residents.

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 0FB

Proceed down the High Street, and continue to the Priory roundabout. Here take the third exit and head south on the A429 for approximately 100m along Burton Hill. Townsend Court is on the left, opposite Arches Lane, and adjacent to the Primary Care Centre and Boots pharmacy.



Second 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.