

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury  
Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



## 19 Orchard Court, Malmesbury

Price Guide £165,000

An immaculately presented first floor apartment (637 sq ft) in a sheltered housing complex for the over 55s.

Two bedrooms, shower room. Communal hall with entry phone, reception hall, sitting/dining room, well equipped kitchen.  
Communal gardens, garage, resident and visitor parking.

NO ONWARD CHAIN



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# 19 Orchard Court, Malmesbury

## The Property

Orchard Court lies on the southern edge of the town and is a sheltered housing complex built in 1984 exclusively for the over 55's. It comprises forty flats and six bungalows. Number 19 is a light and airy first floor flat, benefitting from a re-fitted kitchen and shower room. It also has the benefit of a garage a short distance away.

A gas fired boiler supplies central heating and domestic hot water with radiators throughout the property. The external windows have been replaced and the communal areas have been redecorated, from funds accumulated via the service charge.

## Tenure

A 99 year lease was created in June 1984. The current service charge is £204 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 currently £90 per annum for the flat and garage.

## General

All mains are connected. A gas boiler in the kitchen supplies central heating and domestic hot water. Wiltshire Council Tax Band B - £1,771.00 payable for 2024/25. EPC rated C - 77.

## 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.

### Approx. Gross Internal House Area \*

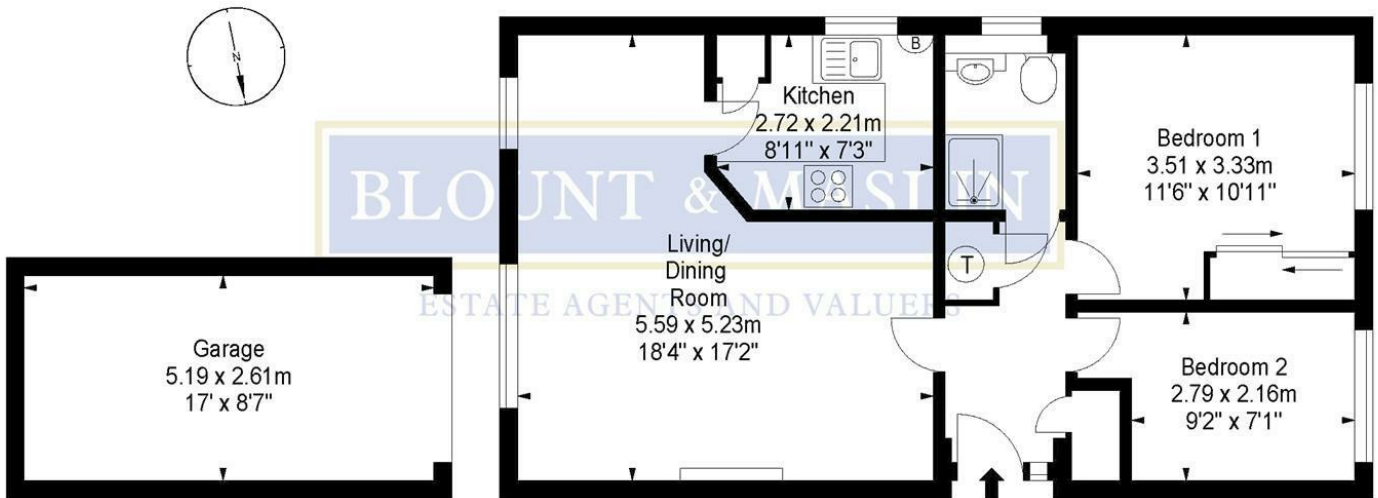
59.18 M<sup>2</sup> - 637 Ft<sup>2</sup>

### Approx. Gross Garage Area \*

13.56 M<sup>2</sup> - 146 Ft<sup>2</sup>

### Approx. Gross Total Area \*

72.74 M<sup>2</sup> - 783 Ft<sup>2</sup>



First Floor

Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice