

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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10 Inner Silk Mills , Malmesbury

Price Guide £285,000

A spacious, recently refurbished apartment (759 sq ft) in a Listed converted former Silk Mill with river views.

Two bedrooms, bathroom. Hall, sitting/dining room, kitchen/breakfast room.

Allocated private parking space, communal gardens.

NO ONWARD CHAIN



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The Accommodation

The Inner Silk Mill is a substantial Grade II listed building believed to date from the late 1700s. It is situated on the southern edge of the town, adjacent to the river and close to amenities. Recently refurbished to a high standard, this delightful second floor, two bedroom apartment offers easy maintenance and security, accessed via a communal entrance lobby, which includes an entry phone system for added security, and a lift providing convenient access to the second floor. The flat enjoys views over the adjoining garden.

Outside

Communal gardens adjoin The Mill with paved seating areas, security lighting and tap for car washing. A short distance away is the residents' car park. No 10 is the only flat that has a dedicated parking space.

General

All mains connected. The gas boiler is in the kitchen. Council Tax Band C - £2,227.77 payable for 2025/26. EPC: - 73. Although the property is technically leasehold, the purchaser on completion will receive a £1 share in ISM (Malmesbury Ltd), who own the freehold. The maintenance charge is currently £1,260.23 pa. This covers building insurance, lift maintenance and insurance, cleaning and electricity charges for the internal communal areas as well as garden maintenance, refuse collection and external water and electricity charges.

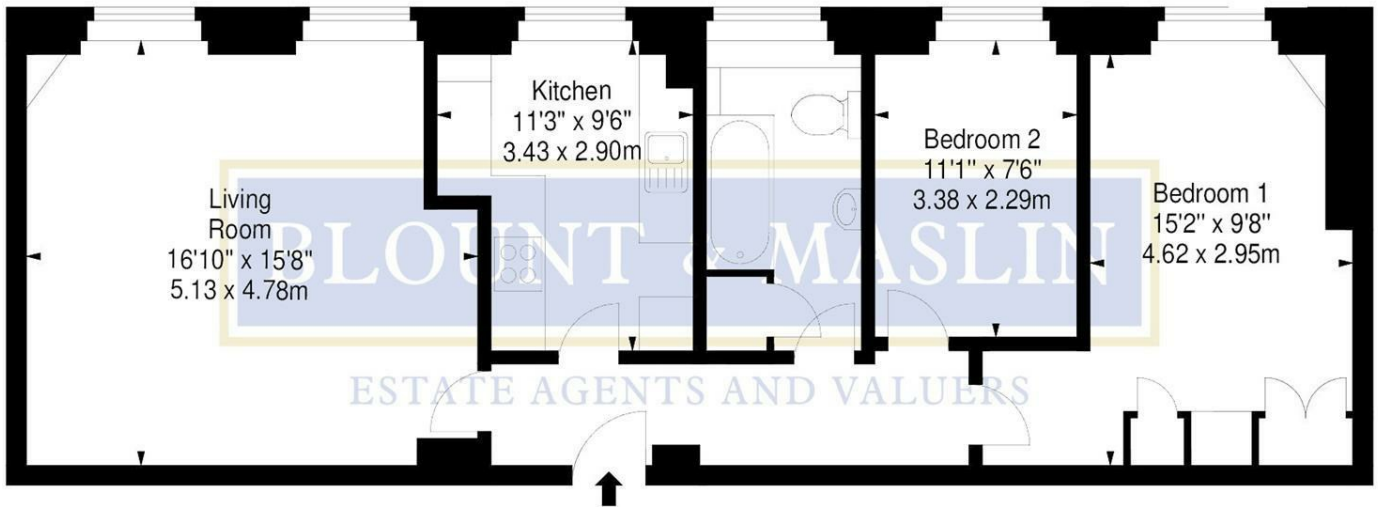
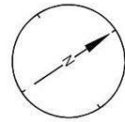
Malmesbury

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 to SN16 9LP

Proceed down the high Street, over the river bridge and prior to the traffic lights, bear left through the arch of the Outer Mill which leads to the Inner Mill.

Approx. Gross Internal House Area *
70.51 M² - 759 Ft²



Second Floor

Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice