BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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

44 Orchard Court, Malmesbury

Price Guide £170,000

Immaculately presented first floor apartment (643 sq ft) for the over 55s.

Communal hall and easy stairs to private front door. Entrance hall, sitting/dining room, stylish kitchen, 2 double bedrooms, shower room. Communal gardens, resident and visitor parking. Regular bus service to town amenities.
NO ONWARD CHAIN

44 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 55s. It comprises forty apartments and six bungalows. Number 44 is a well presented first floor apartment. Communal ground floor door with intercom. Easy going stairs with shallow risers lead to a first floor landing shared with No. 45. The private front door leads into the entrance hall with useful storage and a large airing cupboard, housing the hot water cylinder. The light and bright sitting/dining room benefits from a westerly aspect and has a lovely open outlook. The recently replaced stylish kitchen offers high spec appliances and good worktop space. There are two bedrooms and a shower room. Outside, are communal gardens and clothes drying areas.

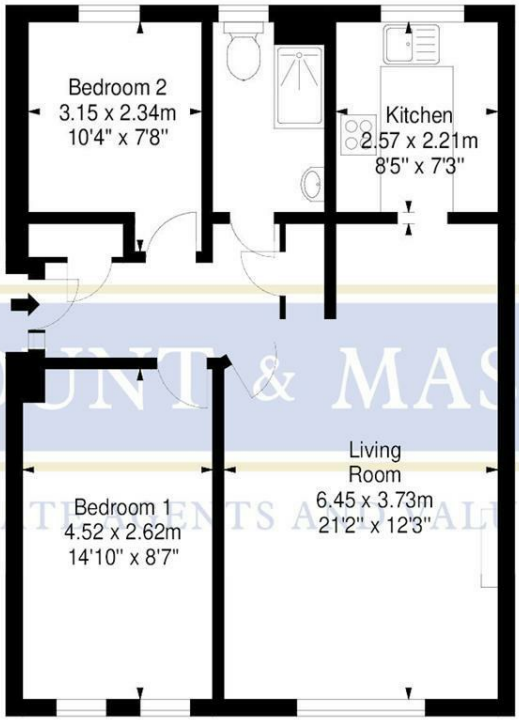
General
All mains connected. The gas boiler in the kitchen supplies central heating and hot water. Council Tax Band B - £1,860.82 for 2026/27. EPC rating Band C - 77.

Tenure
A 99 year lease was created in June 1984. The current service charge is £218.57 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 £80 per annum.

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 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 and number 44 can be found after a short distance on your right.

Approx. Gross Internal Area *
58.90 M² - 634 Ft²



BLOUNT & MASLIN
ESTATE AGENTS & VALUERS

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.