

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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Athelstan Court, Malmesbury

Price Guide £175,000

UNEXPECTEDLY RE-AVAILABLE - A well-maintained ground floor apartment (418 sq ft) with garage and parking in a convenient location close to the town centre

Kitchen/dining/sitting room, hallway, bedroom, bathroom, garage and parking.
CHAIN FREE



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Athelstan Court, Malmesbury

The Property

Built in 2005, this ground floor freehold apartment offers the rare and highly sought-after benefit of a private garage. Conveniently located just a short distance from the town centre, it provides easy access to local amenities. Well-maintained throughout, this apartment is ideal for those seeking low-maintenance living with the added advantage of secure parking.

General

The current annual management charge is £100 for maintenance and insurance of the communal areas. A 999 year lease was created on 1st April 2005. Although the property is technically Leasehold, the owners of each of the properties have a share in the freehold, thus giving more control over the managing of the site. The gas boiler is in the kitchen. Council Tax Band B - £1,866.22 payable for 2024/25. EPC rating C - 76.

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.

Directions to SN16 0FD

At the top of the High Street, bear left and continue past the Abbey to the Triangle. Here turn right onto Gloucester Road and, at the roundabout, Athelstan Court can be found on the left.

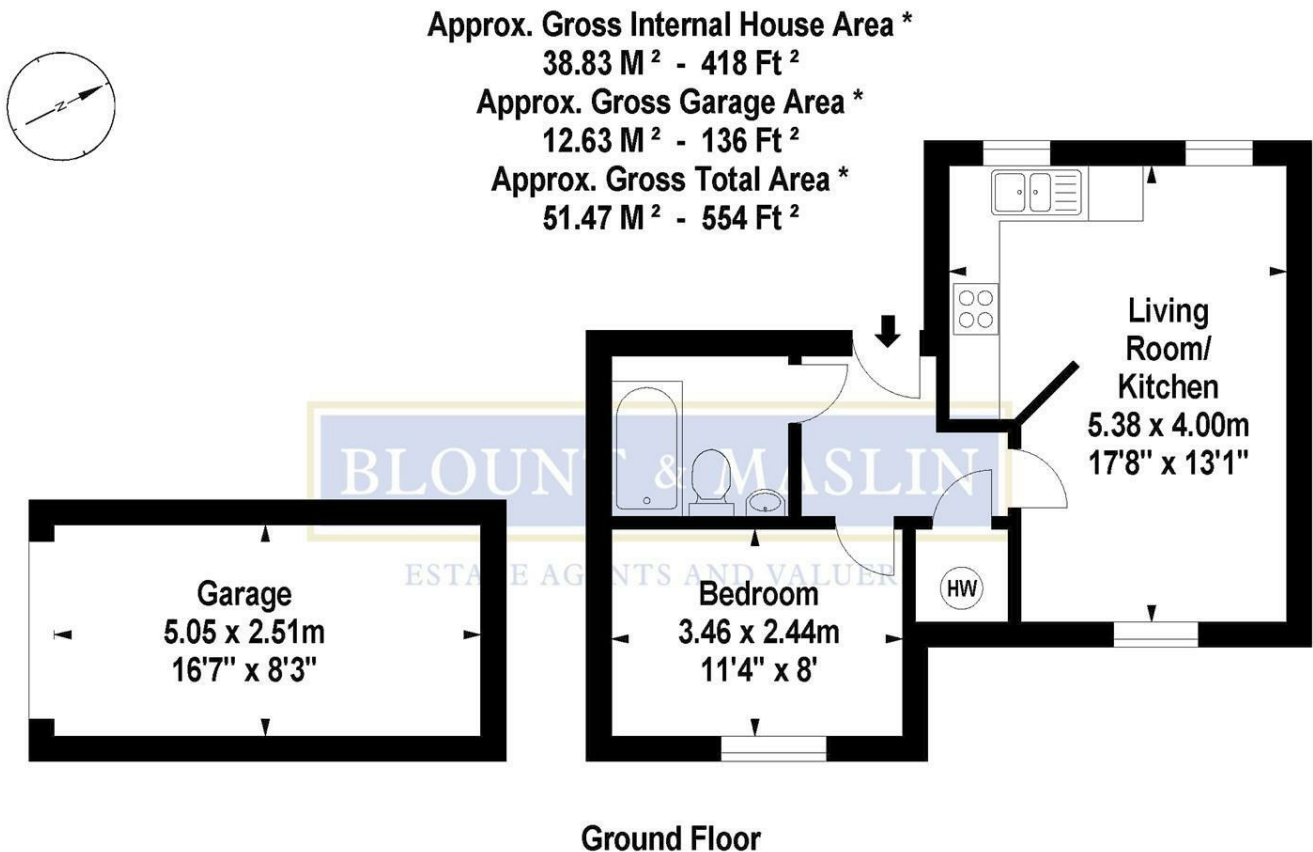


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice