

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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7 Orchard Court, Arches Lane, Malmesbury

£305,000

A rare opportunity to acquire an immaculate bungalow (768 sq ft) in the Orchard Court retirement complex.

2 bedrooms, wet room. Hall, Sitting/dining room, kitchen and conservatory. Private west facing garden, resident and visitor parking.



7 Orchard Court, Arches Lane, 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 7 is an immaculate semi detached bungalow with an enclosed west facing and private garden.

The current owner has replaced most of the flooring and installed a gas fired combination boiler supplying central heating and domestic hot water with radiators throughout the property, including the conservatory. The external windows have been replaced from funds accumulated via the service charge.

General

All mains connected. Council Tax Band C - £2,023.00 payable for 2025/26. EPC rating C - 70.

Tenure and Services

A 99 year lease was created in June 1984. The current service charge is £198.45 per month and includes maintenance of the communal areas, window cleaning, building insurance and part-time assistance from the warden. The ground rent is currently £80.00 per annum.

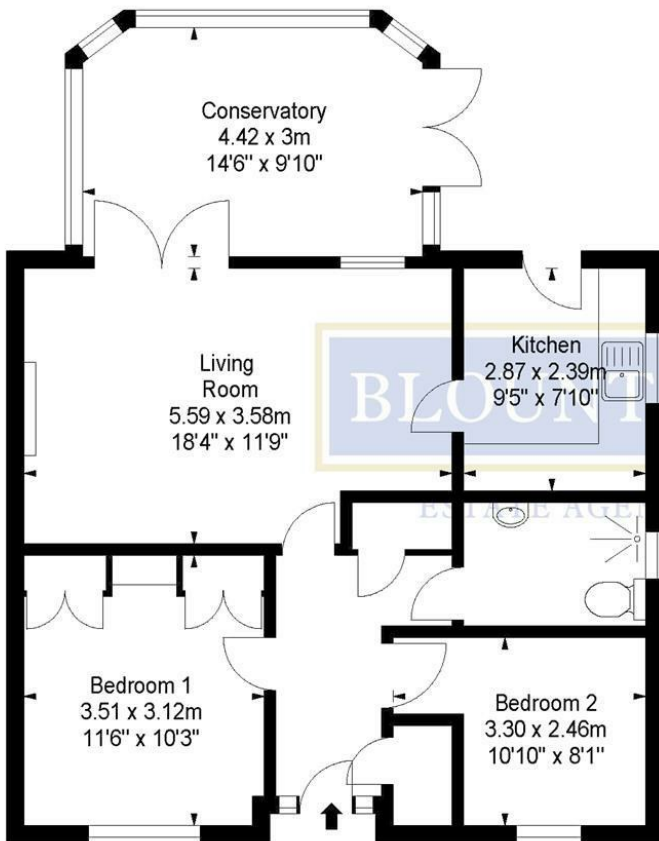
Malmesbury

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.

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 *
71.35 M² - 768 Ft²



Ground Floor

Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice