



**32 Sir Bernard Lovell Road,**

**Price Guide £200,000**

A spacious modern apartment (767 sq ft), on the Cowbridge Mill development on the eastern edge of the town, enjoying an open country aspect.

2 double bedrooms, en suite shower and family bathroom. Hall, built-in cupboards, large sitting/dining/kitchen. Allocated parking, communal gardens.



# 32 Sir Bernard Lovell Road, Malmesbury

## The Property

Built in 2007 by Redrow Homes, this modern apartment lies at the front of the development and has an open south-westerly aspect from the main living room over the road to the river and fields beyond. It has UPVC double glazed windows and an all electric heating and hot water system. The property has been let from new, and with the second bathroom, is ideal for sharers. The current tenant is paying £750 pcm.

## The Accommodation

The front door leads into a hall with two built-in storage cupboard housing, and a further large walk-in airing cupboard housing the hot water cylinder. The living area is triple aspect with a pair of doors leading to a small balcony. The kitchen has a range of units with an integrated fridge and freezer, plus a built-in cooker, hob, hood and washing machine. There are two double bedrooms, the larger having a built-in wardrobe and an en suite shower, which supplements the family bathroom.

## Outside

Adjacent to the property is an allocated parking space with visitors parking elsewhere. There are communal gardens around the property and benches to take advantage of the river views.

## Tenure

A new 125 year lease commenced January 2007. We believe the service charge is £121.25 per month (awaiting confirmation) and the ground rent is £250 per annum.

## General

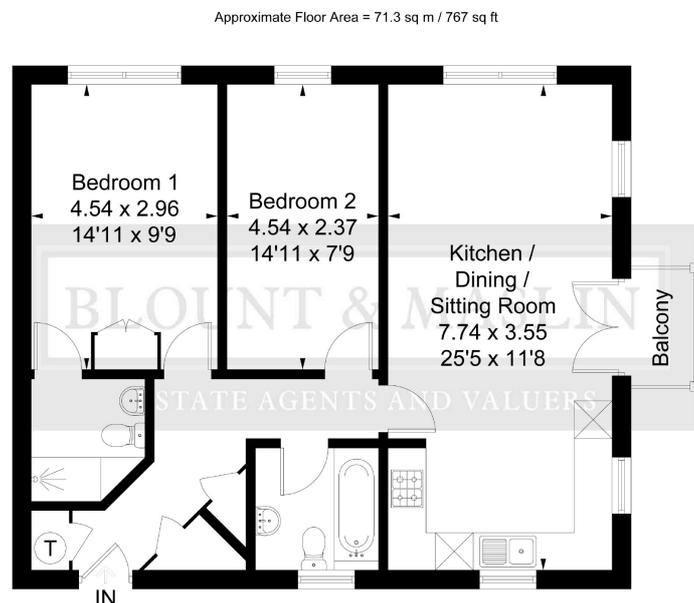
Mains water, electricity and drainage are connected. Electric heating and hot water system. Council Tax band B - £1,309.54 payable for 2018/19. EPC rating Band C - 80. Full report available on our website and paper copy on request.

## Location

Malmesbury lies close to the border of Wiltshire and Gloucestershire, 14 miles south of Cirencester and 10 miles north of Chippenham, with Swindon 16 miles to the east and Bath 24 miles to the west. It has a good selection of shops including a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and an Ofsted rated Outstanding secondary school. 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, Kemble and Swindon.

## Directions to SN16 9FQ

Proceed in an easterly direction out of the town on the Swindon Road (B4042). At the bottom of the hill, turn left into the Cowbridge Mill development, prior to the river bridge. The property lies in the first block on your right hand side.



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