

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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7, Westport Manor, Malmesbury

Price Guide £255,000

A luxury ground floor apartment (706 sq ft) towards the western edge of the town, with an allocated private parking space.

2 double bedrooms, 2 bath/shower rooms. Fabulous kitchen/dining/sitting room.

Communal garden, bicycle and bin storage.

NO ONWARD CHAIN



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7 Westport Manor, Malmesbury

The Property

Westport Manor is a landmark building in Malmesbury which was skilfully converted in 2011 into nine luxury one, two and three bedroom apartments. The building lies in a Conservation Area towards the edge of the town and has enjoyed an interesting past. Many Malmesbury folk will have attended Westport Manor either during its time as a boy's primary school in the early to mid 1900's, or more recently while it was the art department for the nearby secondary school. The students' paint and clay spatters are now all gone and the magnificent windows have been restored to their former glory. The stone work has been fastidiously cleaned and repointed, so it should be good for another 200 years. The nine apartments are unique in Malmesbury. A brilliant combination of the best of both worlds - period aesthetics and the latest modern building standards. This has produced contemporary interiors with unique features that are specifically designed for the more discerning and sophisticated market.

The Accommodation

Number seven is on the ground floor and one of only three apartments, sharing a separate entrance, at the far end of the building. A glazed door with intercom gives access to the hallway with stairs to the first and second floors. On the left is a private front door which leads into a fabulous open plan kitchen/dining/living space which is light and airy with large mullion windows to the front. The well equipped kitchen has a good range of gloss cupboards with granite worktops. There is a built-in electric oven and microwave, ceramic hob with extractor hood over. Integrated appliances include a dishwasher, fridge and freezer. There are two double bedrooms leading off and luxury en suite shower/bath rooms. There is also a useful storage cupboard and separate utility cupboard with plumbing for a washing machine.

Outside

The communal gardens comprise areas of lawn to the front and rear of the property. A block paved driveway leads to private residents' and visitor parking and a disabled bay. There is also a communal bicycle

store and storage building for secure wheelie bin storage. The allocated space for No. 7 is the third to the right of the bicycle store.

General

All mains are connected. The wall mounted gas fired combination boiler is in a kitchen cupboard. Council Tax Band B - £1,319.97 Payable for 2020/21. EPC rating Band C- 74. The full report is available at <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8462-6936-8960-8262-1996>

Tenure and Service Charge

A 125 year lease was created on 25/12/10 and the ground rent is £125 per annum. The service charge for 2021 is £1,467.84 and includes an estimate for the communal costs which are reconciled with the actual costs after the year end. The service charge includes buildings insurance, cleaning and maintenance of the communal areas, redecoration of the communal hall, the annual servicing of the fire alarm, cleaning of the refuse and bike stores, bi-annual external window cleaning and auditing of the accounts.

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. It is also home to the UK headquarters of Dyson, who employ over 3000 people. 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 0FE

At the top of Malmesbury High Street bear left and continue past the Abbey to the Triangle. Here turn left onto the Sherston road (B4040) and take the 2nd right into Gastons Road and Westport Manor is the first turning on your left. The parking space is the third space to the right of the bike store.

