

Outer Silk Mills

Malmesbury



9 Outer Silk Mills

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*Historic Riverside Apartment ~ Spacious And Airy ~ Two Double Bedrooms
941 Sq. Ft ~ Kitchen Diner ~ Primary Bedroom With En Suite ~ Built-in Storage
Riverside Views ~ Communal Gardens ~ Grade II Listed Mill*

9 Outer silk Mills is an impressive and spacious (941 sq. ft) riverside apartment located in Malmesbury's Stunning Silk Mills, a grade II listed conversion of the town's former silk mill located in a commanding position to the south of Malmesbury High Street.

Accessed via the communal entrance with intercom security system, the property is located on the top floor giving stunning views across the historic lower High Street, St Johns Bridge and weir.

Filled with character and charm from the exposed beams to revealed brickwork, the property encompasses period living with modern conveniences. The entrance hall opens to bedroom two and separate shower room, and the 17' kitchen dining room with views overlooking the River Avon.

Taking the stairs to the upper floor reveals the master bedroom with exposed beams and en suite bathroom to your right, whilst to the left is the impressive dining room and lounge areas, both filled with light and character.

Externally the property offers communal gardens with views across the River Avon and a parking space to the side of the mill.

Entrance

Communal entrance and stairs leading to apartment. Intercom system.

Entrance Hall

Stripped and painted wooden flooring, wall light points, wall mounted thermostat for central heating. Access to airing cupboard. Radiator. Stairs to upper floor. Doors to:

Shower Room

Double glazed window to front. Double shower enclosure, fully tiled with shower over. Pedestal wash hand basin with mixer tap and tiled splash backs. Low-level W/C. Radiator. Linoleum flooring and shaver point.

Kitchen Diner 17'1 x 12'7 (5.2m x 3.8m)

Double glazed window to front. Matching range of wall and base units with stainless steel one and a half bowl sink drainer with mixer tap. Rolled edge worksurfaces over. Space and plumbing for washing machine, larder style fridge and freezer. Integrated oven and gas hob with extractor over. Tiled splash backs. Exposed feature beam. Wall light points. Access to understairs larder cupboard. Radiator.

Bedroom Two 12'7 x 8' (3.8m x 2.4m)

Double glazed window to front. Stripped and painted wooden flooring. Exposed beams. Radiator.



First Floor

Landing

Window to rear. Stripped wooden flooring and exposed feature beams. Wall light points. Access to eaves storage. Radiator. Doors to:

Dining Area 12'6 x 10'9 (3.8m x 3.2m)

Windows to rear. Stripped wooden flooring. Exposed feature beams. Radiator. Opening to:

Lounge Area 15'9 x 9'2 (4.8m x 2.8m)

Window to rear and side. Telephone and television points. Access to two storage cupboards Radiator.

Master Bedroom 13'7 x 9'10 (4.1m x 3m)

Window to front. Stripped wooden flooring and exposed feature beams. Lamp ring. Main access to eaves storage Radiator. Door to:

En Suite

Window to front. Vanity wash hand basin with mixer tap over. Low-level W/C. Panelled bath with tiled surround and mixer taps. Exposed feature beams. Access to loft space. Access to eave space. Linoleum flooring.

Externally

Communal gardens to the side of the property overlooking the River Avon. Parking space to the side.





Further Details

Ground Rent: £0
Service charge: £185 per month
Service charge includes buildings insurance.
Gas supply: Mains
Water supply: Mains
Electricity supply: Mains
Council tax band: C
Listing: Grade II

Area Details

The market town of Malmesbury sits on the desirable Gloucestershire/Wiltshire borders, just 12 miles from Cirencester, "the capital of the Cotswolds."

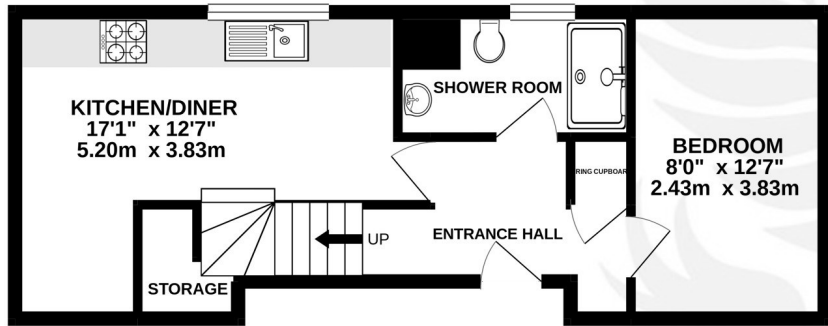
Reputed to be England's oldest borough - dating from around 880 AD - Malmesbury has a good selection of shops, boutiques, convenience stores, restaurants and pubs including a new Waitrose store.

The town also offers a regular farmers market, a library, museum, leisure centre with pool and OFSTED rated "Outstanding" primary and secondary schools.

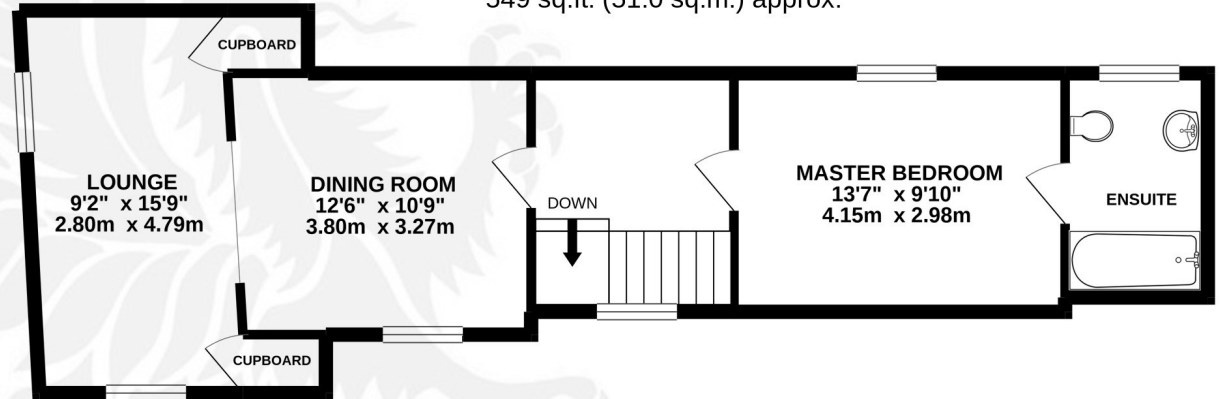
For commuters, the M4 is only 5 miles. Train access with direct routes to London Paddington are via Kemble (6 miles), Chippenham (9 miles) and Swindon (11 miles).



GROUND FLOOR
392 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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