



**Sir Bernard Lovell Road, Malmesbury**  
**Guide Price £225,000**

\*\*\* NO CHAIN - C. 680 SQ FT / 63 SQ METERS OF LIVING SPACE \*\*\* A stunningly presented FIRST

\*\*\* NO ONWARD CHAIN - SHOW HOME CONDITION & PRESENTATION THROUGHOUT \*\*\* C.680 SQ FT / 63 SQ METERS OF LIVING SPACE \*\*\* A stunningly presented FIRST FLOOR luxury apartment located within the sought after Cedar Court development (converted in C. 2016) in Malmesbury with allocated parking for 2 vehicles & a well tended communal garden.

\* THE PERFECT FIRST-TIME/INVESTMENT/DOWN-SIZE HOME!

\* DESIRABLE LOCATION - CLOSE-BY TO AMENITIES

\* AN IMPRESSIVE FOYER / RECEPTION HALL AREA TO THE BUILDING

\* A LIFT WITHIN THE BUILDING

\* WHEEL CHAIR ACCESS TO THE BUILDING

\* BICYCLE STORAGE FACILITY & COMMUNAL BIN AREA

\* 2 DOUBLE BEDROOMS (BOTH WITH FITTED WARDROBES)

\* A MODERN & STYLISH BATHROOM

\* AN IMPRESSIVE 'OPEN PLAN' LIVING/KITCHEN & BREAKFAST AREA WHICH PROVIDES A 'LIGHT & AIRY' FEEL

\* THE MODERN KITCHEN BENEFITS FROM HAVING A SELECTION OF BOSCH INTEGRATED APPLIANCES INCLUDING: A FRIDGE FREEZER, DISHWASHER, WASHER/DRYER, HOB & OVEN.

\* TO FULLY APPRECIATE THIS EXCEPTIONAL HOME, WE WOULD HIGHLY RECOMMEND CONFIRMING YOUR APPOINTMENT TO VIEW AS

**FLOOR** luxury apartment located within the sought after Cedar Court development (converted in C. 2016) in Malmesbury with allocated parking C. 2 vehicles | Leasehold

SOON AS POSSIBLE!

\* Leasehold Terms: C. 142 Years  
Remaining From An Original 150  
Years / Ground Rent Charge - £ 250.00  
Per Annum / Service Charge: £  
2,083.70 per annum

Tenure: Leasehold (142 years)  
Ground Rent: £250 per year  
Service Charge: £2,083.7 per year



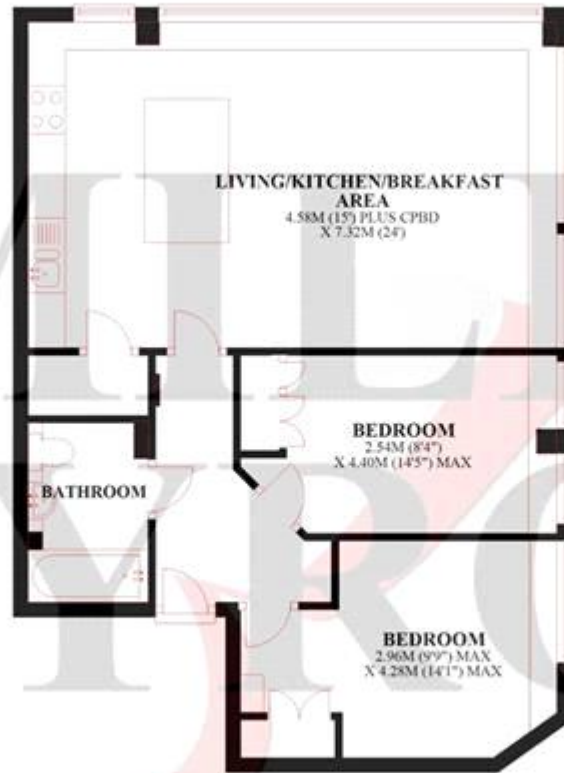


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



**FIRST FLOOR APARTMENT**

APPROX. 63.4 SQ. METRES (682.2 SQ. FEET)



TOTAL AREA: APPROX. 63.4 SQ. METRES (682.2 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the properties advertised only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only  
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