

# Townsend Court

Malmesbury





# 17 Townsend Court

Malmesbury

Guide Price: £259,950

*Two Double Bedroom Apartment ~ Independent Living For Over 55's  
824 Sq. Ft ~ 24 hour On-Site Assistance ~  
Communal Dining Room ~ Communal Gardens and Parking ~ Relatives Suite ~  
Lease 125 years from 2009 ~ EPC Rating: C*

17 Townsend Court is a two double bedroom apartment and offers caring support for an independent lifestyle. Staff are on site 24/7 with emergency call out services, secure door entry system and emergency pull cords are on hand throughout the apartment. The fully accessible development offers restaurant facility, handyman, laundry service and guest suites.

The property itself extends to 824 sq. ft of accommodation and comprises a spacious hallway with storage and separate cloakroom, two double bedrooms, bedroom one with walk in wardrobe, kitchen, living room with views across the gardens and fully equipped generous shower room / bathroom. Townsend Court community offers a busy social programme with monthly supper evening, film nights, weekly coffee mornings, armchair yoga, games afternoons, visiting library and charity fund raising events.

Pets are welcome (subject to terms of the lease).

The development also benefits from a lifts to all floors, communal gardens and is a short walk into Malmesbury's vibrant High Street, Waitrose and adjacent to primary care health centre and chemist.





### **Entrance Hall**

Brush matting. Storage cupboard. Emergency pull cord alarm. Doors to:

### **Living Room**

Upvc double glazed bay window to rear. Feature fire place with inset electric living flame fire. Telephone and television points. Emergency pull cord alarm. Coving and radiator.

### **Kitchen**

Upvc double glazed window to rear. Matching range of wall and base units with rolled edge work surface over. Inset one and a half bowl stainless steel sink drainer with mixer tap and tiled splash backs. Integrated fridge freezer, eye level oven and hob with extractor hood over. Space for dishwasher. Wall mounted combination boiler. Emergency pull cord alarm. Linoleum flooring and radiator.

### **Bedroom One**

Upvc double glazed window to front. Telephone and television points. Walk in wardrobe with range of shelving and hanging space. Emergency pull cord alarm. Coving and radiator.

### **Cloakroom**

Low level w/c and pedestal wash hand basin with mixer tap. Half height tiling. Extractor fan. Emergency pull cord alarm system.

### **Bedroom Two**

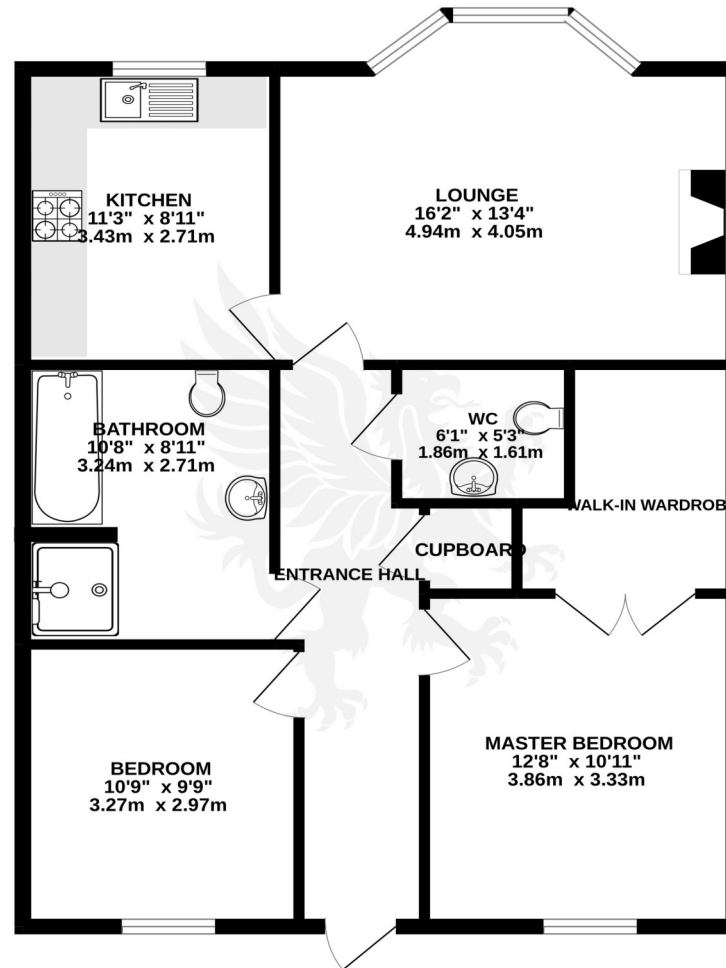
Upvc double glazed window to front. Emergency pull cord alarm system. Telephone point. Coving and radiator.

### **Bathroom/Wet Room**

Anti slip flooring. Low level w/c and pedestal wash hand basin with mixer tap. Panel bath with tiled surround. Walk-in shower cubical with shower over. Extractor fan. Emergency pull cord alarm. Plumbing for washing machine. Radiator.



GROUND FLOOR  
824 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA: 824 sq.ft. (76.5 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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