

# Townsend Court

Malmesbury



**LOCKSTONES**  
ESTATE AGENTS



# Flat 5 Townsend Court

## Malmesbury

Guide Price: £265,000

*Two Double Bedroom Apartment ~ Independent Living For Over 55's  
827Sq. Ft ~ Two Double Bedrooms ~ Ground Floor  
~ Communal Dining Room ~ Direct Access to Communal Gardens ~  
Relatives Suite ~ Lease 125 years from 2009 ~ EPC Rating: C*

5 Townsend Court is a two double bedroom apartment and offers care and support for an independent lifestyle. Staff are on site 24/7 with emergency call out services and emergency pull cords are on hand throughout the apartment. The developments offers restaurant facility, handyman, laundry service and guest suites. The property itself extends to 827 sq. ft of ground floor accommodation and comprises a spacious hallway with storage and separate cloakroom, two double bedrooms, with bedroom one benefiting from a walk in wardrobe, and fitted kitchen. Of particular note is the direct access from the living on to the landscaped gardens, and fully equipped generous wet room / bathroom.

Townsend Court community offers a busy social programme with monthly supper evening, film nights, weekly coffee mornings, armchair yoga, visiting library and charity fund raising events. Pets are welcome (subject to terms of the lease). The development also benefits from a lift, communal gardens and is a short walk into Malmesbury's vibrant High Street, Waitrose and adjacent to primary health care and chemist.





### Entrance Hall

Brush matting. Storage cupboard housing fuse box. Radiator. Emergency pull cord alarm. Doors to:

### Living Room

Upvc double glazed window to rear with double doors opening onto the landscaped gardens. Feature fire place with inset electric living flame fire. Telephone and television points. Emergency pull cord alarm. Wall light points, 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 and plumbing for slim line dishwasher and washing machine. Wall mounted combination boiler. Emergency pull cord alarm. Linoleum flooring and radiator.

### Externally

The property benefits from direct access on to a patio area and the surrounding communal gardens.







### **Bedroom One**

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

### **Bedroom Two**

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

### **Bathroom/Wet Room**

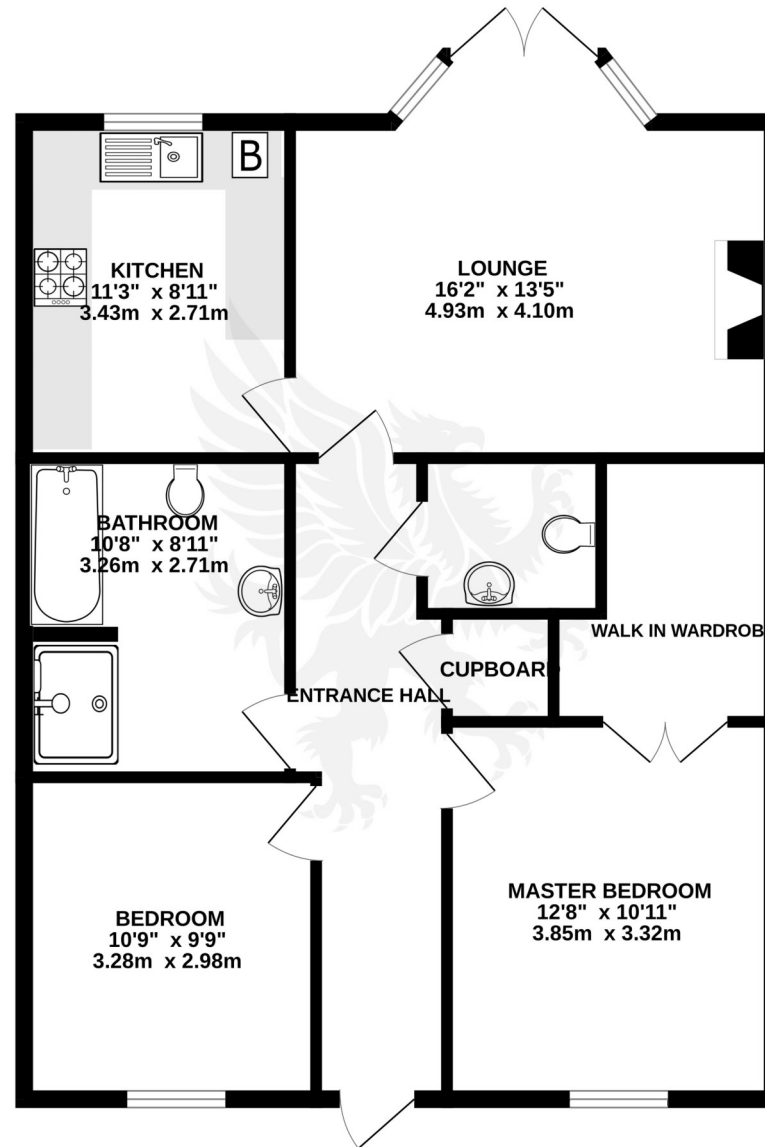
Low level w/c and pedestal wash hand basin with mixer tap. Panel bath with tiled surround. Separate wet room, walk-in shower cubical with shower over. Extractor fan. Emergency pull cord alarm. Radiator.

### **Cloakroom**

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







TOTAL FLOOR AREA : 827 sq.ft. (76.8 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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