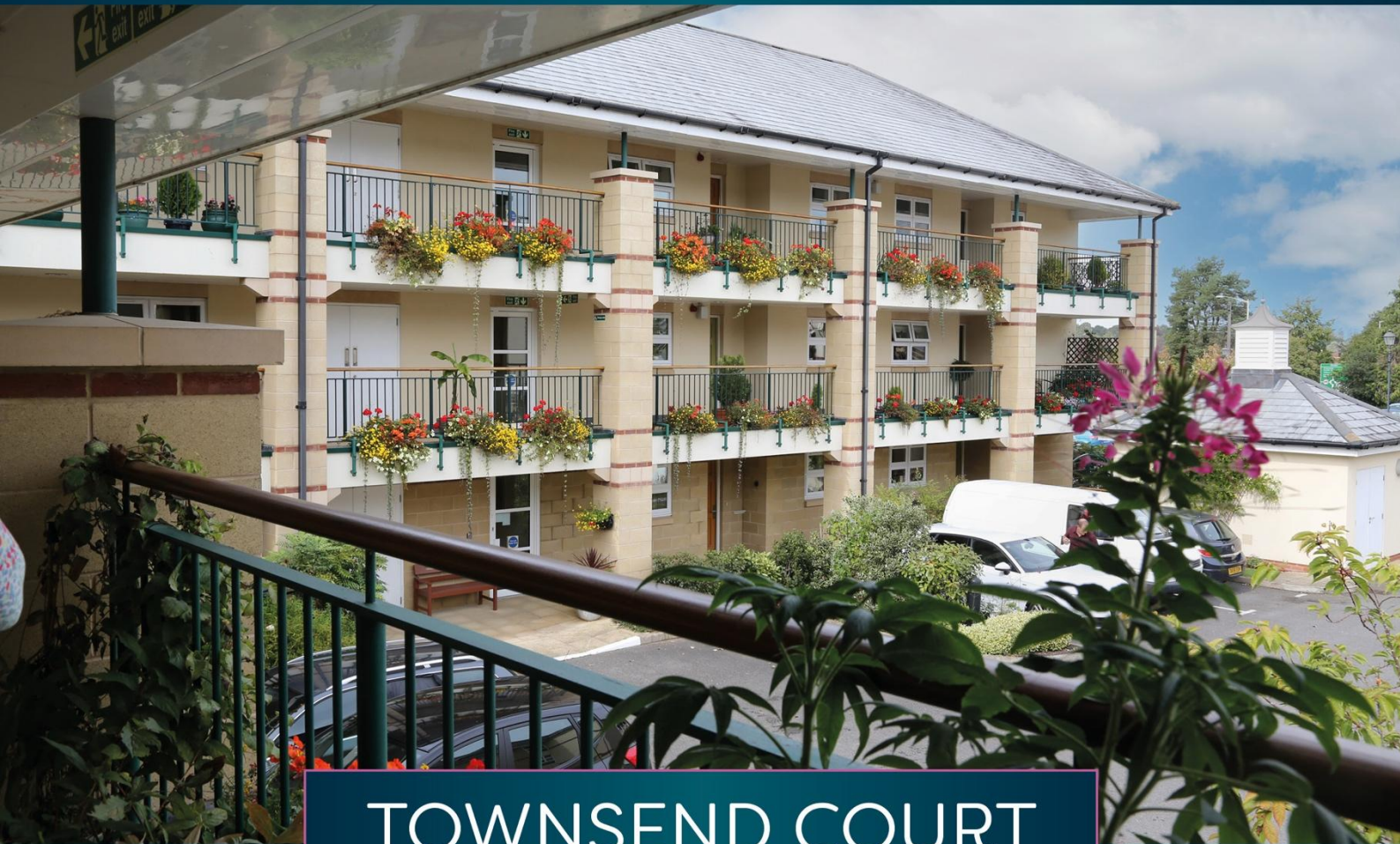




WWW.KINGSDALE.CO.UK



TOWNSEND COURT MALMESBURY



*Redefining
Retirement Living*



Retirement living is all about enjoying life, with time for new experiences, meeting new people and doing the things you want to do.



Unload the burdensome aspects of owning a property – continuing maintenance, looking after a garden, window cleaning – to a professional management company.

Take comfort from knowing that you continue to live independently, but that there is always support and help if you need it.

Choose the terms of how you live. You have the privacy of your own property, but the freedom to socialise and make new friends if you want to.



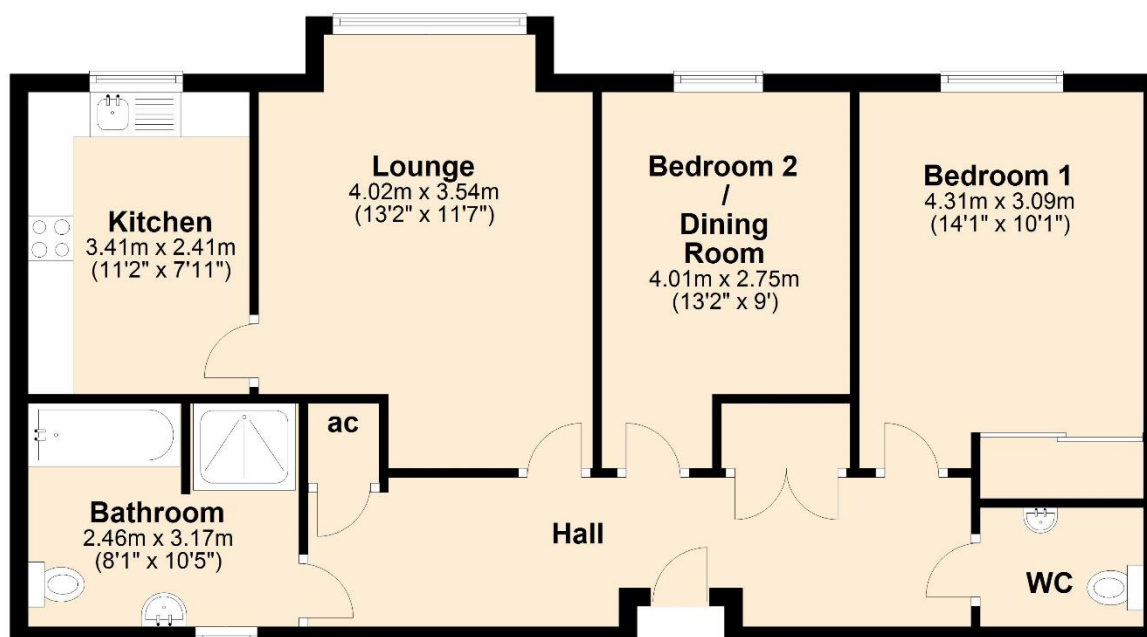
NO. 12 TOWNSEND COURT, MALMESBURY, WILTSHIRE

This beautifully presented, two-bedroom apartment on the first floor is offered with a very high specification throughout. The master bedroom benefits from a built-in mirrored wardrobe. The considerably large bathroom consists of a wash basin, WC, walk-in shower and low-level bath. Second versatile bedroom and guest WC off the hallway. The large lounge has a bay fronted window, and the well-presented, spacious kitchen comes with white goods included. This is a stunning and spacious apartment presented to an excellent standard.

Price: £210,000
COUNCIL TAX BAND: B
EPC RATING: B
MONTHLY SERVICE CHARGE: £727.21
GROUND RENT DUE FOR REVIEW: N/A
SERVICE CHARGE PERIOD:
1 April 2026 - 31 March 2027
LENGTH OF LEASE:
125 Years from 01/06/2009
12 MONTH GROUND RENT: None Payable
RESALE FEES:
Less than 12 Months - 1% Reserve Fund Contribution

12 - 24 Months - 2% Reserve Fund Contribution

24 Months+ - 3% Reserve Fund Contribution

First Floor

12 Townsend Court, Malmesbury

NO. 24 TOWNSEND COURT, MALMESBURY, WILTSHIRE

This beautifully presented, two-bedroom apartment on the second floor is offered with a very high specification throughout. The master bedroom benefits from a built-in mirrored wardrobe. The considerably large bathroom consists of a walk-in shower and low-level bath. Separate guest WC. The large lounge has a bay fronted window. The well-presented, spacious kitchen comes with white goods included. This is a stunning, light and airy apartment presented to an excellent standard.

Price: £220,000

COUNCIL TAX BAND: B

EPC RATING: C

MONTHLY SERVICE CHARGE: £727.21

GROUND RENT DUE FOR REVIEW: N/A

SERVICE CHARGE PERIOD:

LENGTH OF LEASE:

1 April 2026 - 31 March 2027

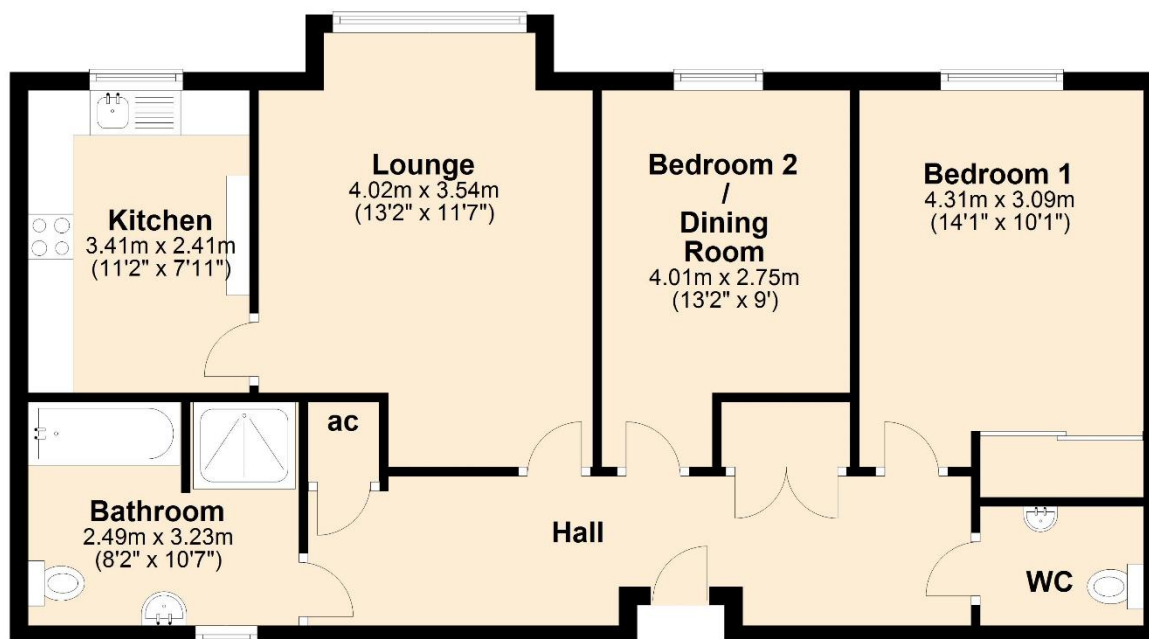
125 Years from 01/06/2009

12 MONTH GROUND RENT: None Payable

RESALE FEES:

Less than 12 Months - 1% Reserve Fund Contribution12 - 24 Months - 2% Reserve Fund Contribution24 Months+ - 3% Reserve Fund Contribution

Second Floor



24 Townsend Court, Malmesbury

Classification:

Independent Living

Properties:

Constructed by Stepnell Limited.
Completed 2009.

Comprising of:

- 28 x two bedroomed apartments

Services:

- Duty manager on site 24/7
- Emergency callouts between 10.30pm and 7.30am
- One and a half hours service time per week
- Restaurant facility offering a two-course lunch every day
- Handyperson
- Laundry service

Facilities:

- Lift access to all levels
- Owners' lounge
- Dining room
- Guest suite
- Landscaped gardens
- Car parking
- Secure door entry
- Emergency alarm call system

Accessibility:

All areas of Townsend Court are wheelchair accessible. Situated close to the centre of Malmesbury with the primary care health centre and chemist adjacent, and Waitrose within walking distance.

Lifestyle:

Townsend Court has a great social programme including weekly coffee mornings, monthly supper evening, film nights, armchair yoga, visiting library and charity fund raising events.

New Owners are accepted over 55 years of age.

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



TOWNSEND COURT

MALMESBURY

01666 826765

townsend.manager@kingsdale.co.uk



WWW.KINGSDALE.CO.UK

Priory Way, Burton Hill, Malmesbury, Wiltshire, SN16 0FB

Office telephone: **01666 826765**

Court mobile: **07920 825216**

Court Manager email: townsend.manager@kingsdale.co.uk

Redefining Retirement Living



rightmove 

Use <https://tinyurl.com/2e49h2ru> to view properties for Townsend Court.