



**Gloucester Road  
Malmesbury  
Wiltshire  
SN16**

**Offers in Excess of £220,000**

**bettermove**

# Gloucester Road Malmesbury

Bettermove are proud to present this 1 bedroom retirement property in Malmesbury, welcoming over 60s only.

This property benefits from double glazing, and electric heating throughout, with private parking spaces available.

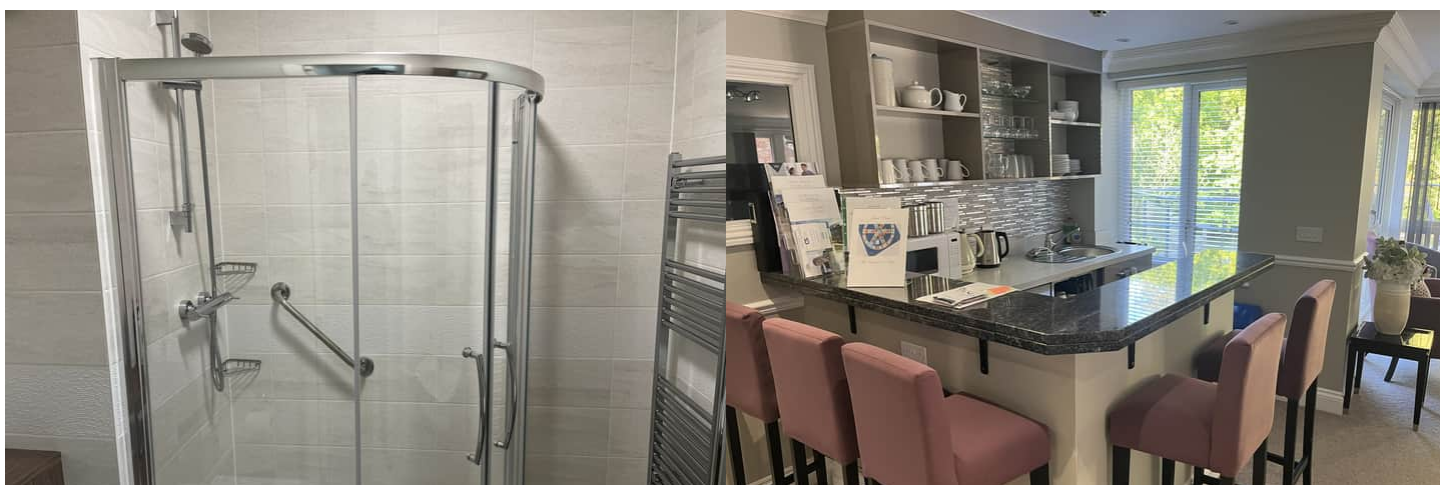
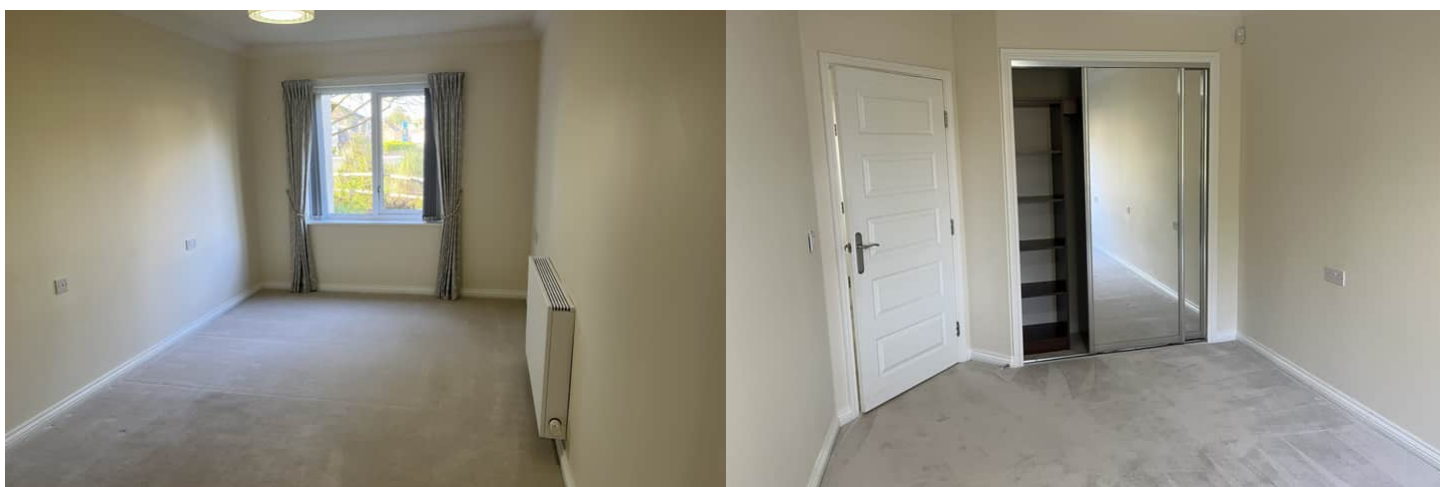
The council tax band is D.

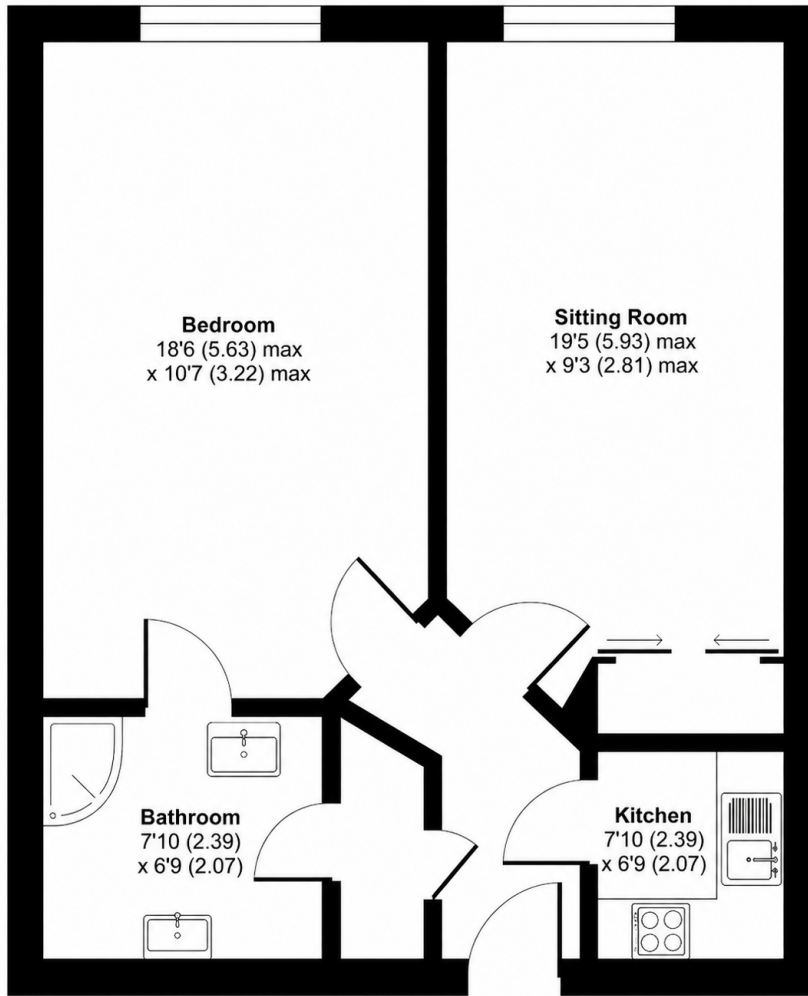
This is a leasehold property with 116 years remaining on the lease; the ground rent is £800.00 per annum, and the service charge is £4,000.00 per annum.

The interior of this well presented, ground floor property comprises a spacious living room, fitted kitchen, one double bedroom, and a shower room. The exterior boasts a private balcony, accessible via the living room, perfect for enjoying the summer months. The property further benefits from community spaces, lodge manager, secure entry, and various social gatherings for residents.


Located in the popular town of Malmesbury, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Kemble Train Station, a variety of local bus routes, and quick access to the M4.


This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		
EU Directive 2002/91/EC 		



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