



Asking Price £370,000 Leasehold

2 Bedroom, Apartment - Retirement

22, William Lodge Gloucester Road, Malmesbury, Wiltshire, SN16 0BT



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Retirement Property Specialists

William Lodge

William Lodge is a delightful development of 26 one and two bedroom apartments enjoying a stunning location on the banks of the River Avon in the historic market town of Malmesbury. Encircled by the River Avon on the edge of the Cotswolds, Malmesbury is said to be the oldest continually inhabited town in England. The market town is called the "Queen of the Hilltop Towns" and is steeped in history spanning over 1000 years.

William Lodge is well located for the High Street with independent retailers and markets. At the heart of the town is the elaborately engraved 15th century Market Cross, one of the best preserved of its kind in the country. The town's medieval streets with their old Courtroom, shops and Inns are dominated by the beautiful seventh century Abbey with the Gardens often being used for concerts and events during the summer.

Malmesbury is home to many annual musical, cultural and food events and festivals. Athelstan Museum, named after the first 'King of all England' tells the history of the town and is home to a collection of artefacts and regular exhibitions and events.

Malmesbury is perfectly located to enjoy the Georgian Spa City of Bath with its classical architecture, Roman baths, majestic Abbey and shopping facilities. The nearby Royal Gardens at Highgrove are an extraordinary collection of gardens, created by HRH The Prince of Wales. Further south is the village of Lacock with its picturesque streets, historic buildings, Abbey and Country House.

William Lodge's manager is on hand throughout the day to support the owners and keep the development in perfect shape. The manager assists in arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

William Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

William Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

William Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



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Property Overview

****TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH BALCONY****

Welcome to William Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom first floor apartment. The property is conveniently located near the lift and stairs and is presented in fantastic order throughout.

The Living Room is generous in size offering ample space for living and dining room furniture and there is a feature electric fireplace with attractive surround. A french door opens to the owner's private balcony with views of the River Avon. Windows provide lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4-ring electric hob with extractor hood over, washer/dryer, fridge and frost-free freezer. A window provides light and ventilation.

Bedroom One is a good-sized double room with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required and a window keeps this lovely bedroom bright and light. An Ensuite offers a shower cubicle with handrail, WC, heated towel rail and wash hand basin.

Bedroom Two is another good-sized double room that could also be used as a separate Dining Room, Study or Hobby Room.

The Bathroom offers a bath tub with overhead shower and handrail, heated towel rail, WC and wash basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful walk-in storage area located in the hallway.

This apartment simply must be viewed!

Call us today to book your viewing at William Lodge!



Features

- Two bedroom two bathroom first floor apartment
- Fully fitted kitchen with integrated appliances
- Lodge Manager available Monday to Friday
- Owners lounge & Kitchen with regular social events
- Lift to all floors
- 24 Hour emergency Careline system
- Great location close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country
- Stunning outlook



Key Information

Service Charge (Year Ending 31st May 2026): £6,124.71 per annum.

Ground rent £886.90 per annum. To be reviewed in June 2024

Council Tax Band D

125 year Lease commencing 2017

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, Air Source Heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: B

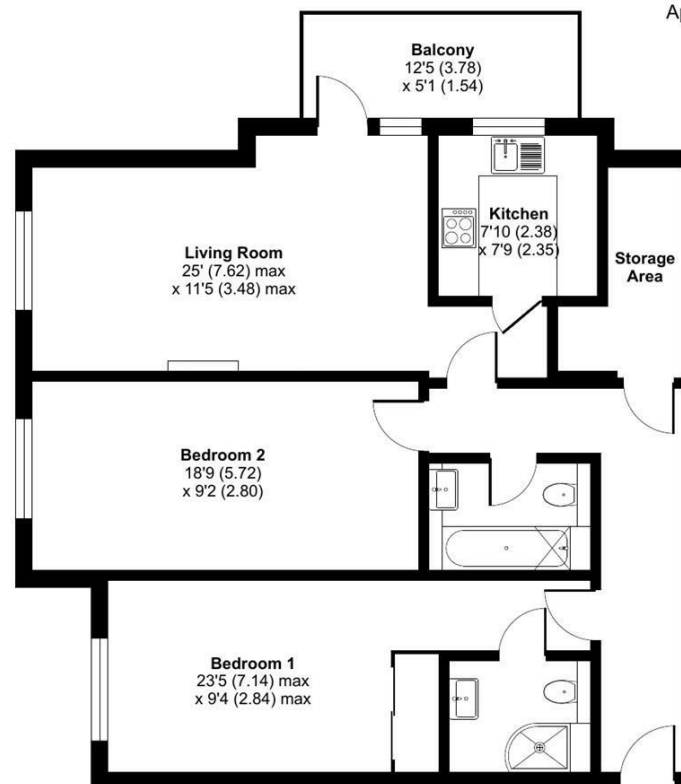
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1286381

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

Approximate Area = 920 sq ft / 85.5 sq m
For identification only - Not to scale





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