

# Perry Bishop

PROPERTY MADE PERSONAL

**Burnham Court**, Hodge Lane, Malmesbury, Wiltshire, SN16 0FN



Ground floor apartment built in 2017 • Independent living for anyone over the age of 55 • Kitchen with open plan living area with patio door onto patio • Generous shower room • Communal gardens • Great range of facilities • Secure and remote intercom system system • Family suites available • EPC B



# Burnham Court,

Hodge Lane, Malmesbury, Wiltshire, SN16 0FN

## Key Features



2  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

Burnham Court was built in 2017, the apartment has been thoughtfully designed and well equipped offering independent living whilst having the advantages of onsite facilities including hair salon, restaurant serving delicious home cooked food daily, parking, mobile scooter storage, and wheelchair access.

Abbeyfield is about making time for older people, you will find we are warm, open, and friendly, where people come together to share meals, company and enjoy life. Abbeyfield is a charity for older people providing housing, its mission is to enhance the quality of life through high quality accommodation and stimulating environment to maintain a social life.

Burnham Court provides a safe environment with a dedicated team offering true peace of mind - on site staff, security, communal facilities, warden call alarm and accessibility.

The remote intercom system for visitors ensures a safe and

secure environment for our residents and ensures that help is just a call away 24 hours a day.

At Burnham Court there are a great range of facilities offering plenty of opportunities to pursue personal interests and to enjoy the company of others - with family and friends both old and new as the wider local community.

This property can also be rented out.

Number 3 is a ground floor apartment with a generous entrance hall, fitted kitchen with good size living space with patio doors onto your own patio, two bedrooms and spacious wet room.

## Amenities

Malmesbury, one of the oldest boroughs in England is a thriving historic town situated in an ideal location for easy access to the M4, and within easy reach of Cirencester, Swindon, Bristol, Cheltenham and Bath.

There are a good range of shops including a new, recently opened Waitrose store, hotels, eateries, leisure and sporting facilities, primary and secondary schools in the town, and numerous historical buildings of interest including Malmesbury Abbey and The Market Cross, situated in the heart of the town.

Within the local area a number of places of interest including the world famous Westonbirt Arboretum with 18 thousand trees and shrubs in some 600 acres of beautiful landscaped grounds.





### Directions

From our office in Church Street, Tetbury - at the roundabout take the third exit onto Market Place. Continue along the B4014 into Malmesbury, at the roundabout take the second exit onto Tetbury Hill. At the next roundabout take the second exit and stay on Gloucester Road until the next roundabout, taking the second exit onto Park Road. Turn left onto St Aldem Road, next left onto Hodge Lane and Burnham Court will be found on the right hand side.

### Services & Tenure

The tenure is Leasehold with 118 years remaining. There is a service/maintenance charge of £5,323.20 per annum. Capital Reserve Fund: £63.65pcm. Wellbeing Charge: £174.20pcm. Mains water, drainage, gas, and electricity are connected.

### Local Authority

Wiltshire Council

Council Tax Band: C

### Our reference

TET/JR/RN/20022023

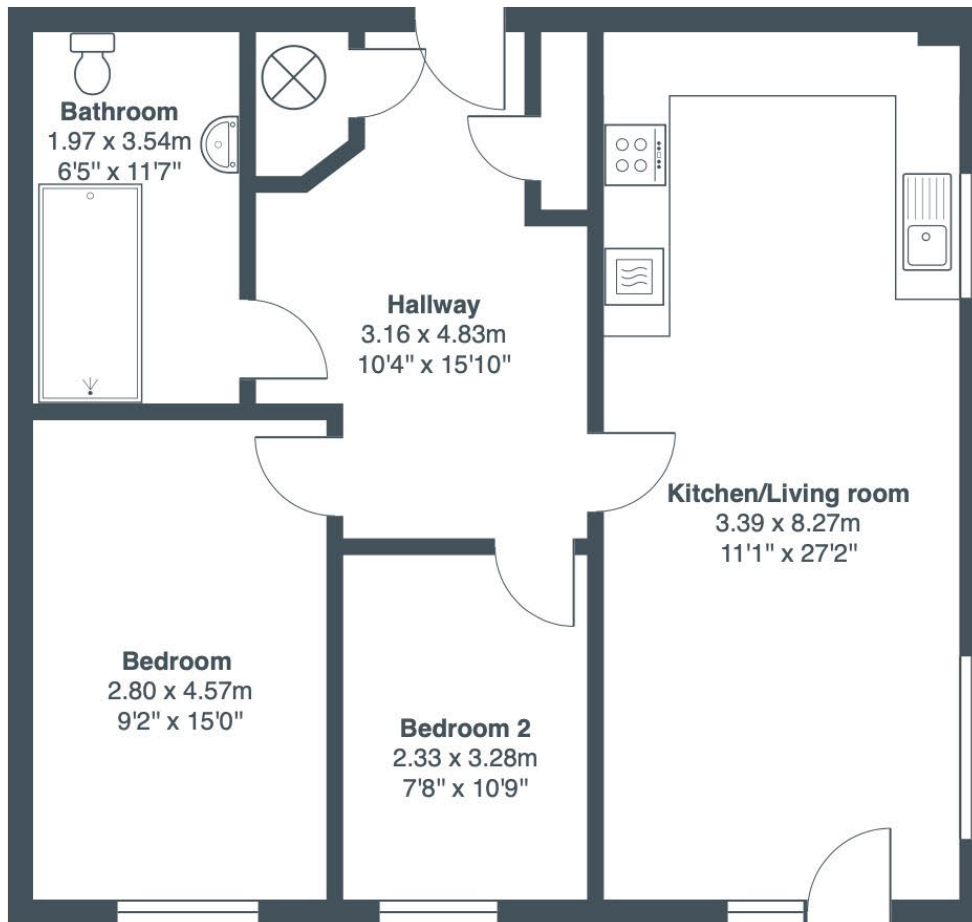
### We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk





Total Area: 73.1 m<sup>2</sup> ... 786 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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