



5 Outer Silk Mills  
Malmesbury, SN16 9LP





## 5 Outer Silk Mills, Malmesbury, SN16 9LP

**A most generously proportioned two bedroom  
apartment located in this beautiful conversion of a  
Grade II listed mill.**

- Impressive Riverside Flat
- Beautifully Proportioned
- 22'8 x 17'3 Sitting/Dining Room
- Two Double Bedrooms
- Stunning Views Over River Communal Gardens
- Delightful Setting
- Convenient For Town
- Residents Parking

£279,950



## Description

A magnificent two bedroom apartment forming part of this attractive Grade II listed conversion of a former Silk Mill, enjoying far reaching picturesque views over The River Avon and St Johns Bridge. A communal entrance hallway with entry phone system gives easy access to this first floor apartment with useful storage cupboards on the communal landing. A front door opens into the bright and spacious accommodation which is most generously proportioned comprising an entrance lobby, spacious reception hallway, fitted kitchen and an impressive 22'8 x 17'3 triple aspect sitting/dining room with wood burning stove. A particular feature of this stunning room is the seven arched windows, exposed stone walls and timber beams. There are two generous bedrooms and a beautifully appointed bathroom with over bath shower. Externally the property stands within established communal gardens with residents parking to the rear of the mill.

## Situation

The Silk Mills are located by the River Avon, just a short walk from the centre of Malmesbury. The town is reputed to be the oldest borough in the country, dating back to the 11th Century. The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complimented by modern shopping and quaint boutiques. This thriving pretty town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops including a Waitrose, award schools and leisure facilities. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately 1 hour 15 minutes.

## Property Information

Tenure: Share of Freehold

Council Tax Band: C

Mains gas, water and electricity.

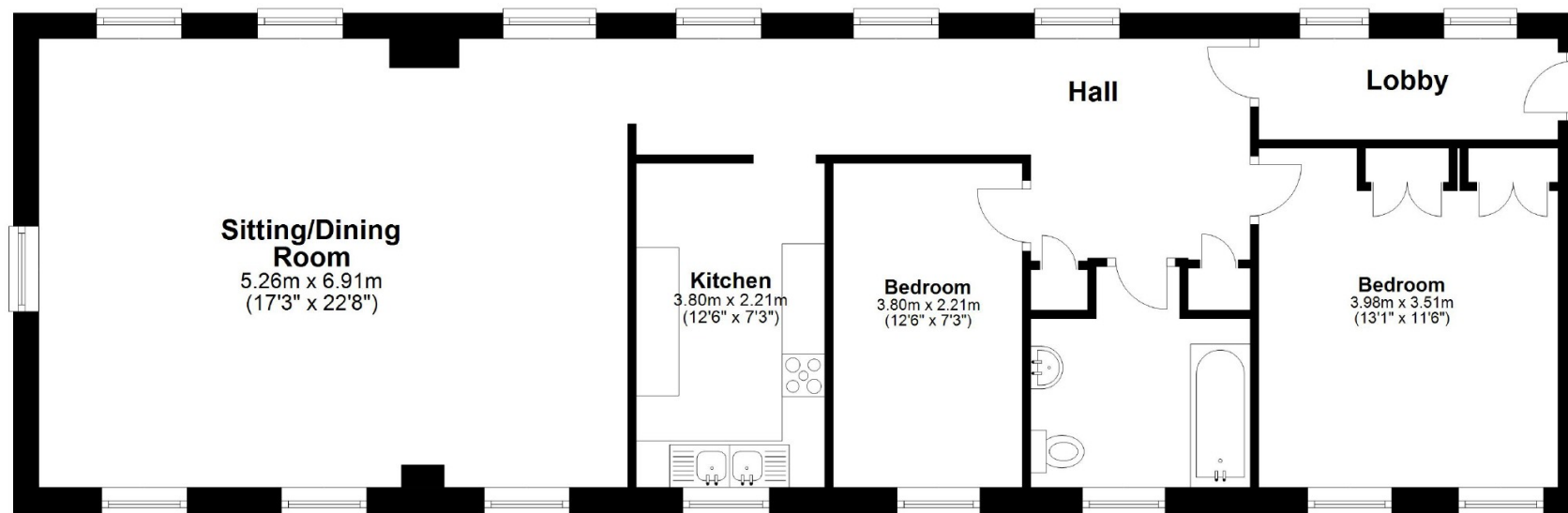
Lease 125 years from 1984. The purchaser on completion will receive a £1 share in Outer Silk Mills Ltd who own the freehold. Service charge + ground rent for 2019 is £175 per month to include buildings insurance, cleaning of communal areas and garden maintenance.





## Ground Floor

Approx. 93.7 sq. metres (1008.8 sq. feet)



Total area: approx. 93.7 sq. metres (1008.8 sq. feet)

Old Bear House, 53 High Street, Malmesbury, Wiltshire, SN16 9AG  
Tel: 01666 829292  
Fax: 01666 829411  
Email: malmesbury@strakers.co.uk

[www.strakers.co.uk](http://www.strakers.co.uk)

■ Chippenham  
■ Corsham

■ New Homes  
■ Malmesbury

■ Swindon  
■ Devizes

■ Auction  
■ Lettings