



1 Churchill Court
Marlborough, SN8 1LD

STRAKERS

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A one bedroom ground floor apartment in this highly sought after development by the award winning builder McCarthy and Stone located within convenient access of Marlborough High Street and offered for sale to those aged 55 or over.

- Retirement Flat
- Well Presented Throughout
- Sitting Room
- For Those Aged 55 Or Over
- Built By McCarthy Stone
- One Bedroom Ground Floor
- Kitchen
- Communal Gardens

Guide Price £105,000



Description

* WALKING DISTANCE TO TOWN * WELL PRESENTED
* COMMUNAL LOUNGE * HOUSE MANAGER *

Main entrance opening into residents lounge with communal hallway leading to number one. The Sitting Room is a lovely light room with double glazed door and full height window to front and Electric living flame fire, to the side is a large walk-in store cupboard housing new hot water tank and immersion heater, hanging rail and slatted shelving . The Kitchen is fitted with a range of wall and base units with rolled edge worksurfaces and inset single bowl single drainer stainless steel sink, tiled splashbacks. Built-in eye level electric oven with electric hob and extractor over. A good size double Bedroom has fitted wardrobes with the Bathroom fitted with a matching suite comprising panelled bath with shower over, pedestal wash basin with wall mounted light and cupboard over, low level WC. tiled walls and floor.

Communal gardens to the rear and side of the property access from the front of the flat or residents lounge to the rear. It is a charming, tranquil haven running alongside the River Kennet.

Situation

Churchill Court is a delightful development situated adjacent to the River Kennet and is within easy reach of Marlborough's historic centre with its wide main street which holds a twice weekly market, excellent shopping, schools and leisure facilities as well as offering a good range restaurants and public houses. There is easy access to junction 15 of the M4 motorway approximately ten miles to the north and the larger centre of Swindon lies just beyond with a regular mainline rail service to London Paddington.

Property Information

Local Authority: Wiltshire Council

Council Tax Band: D

EPC: C

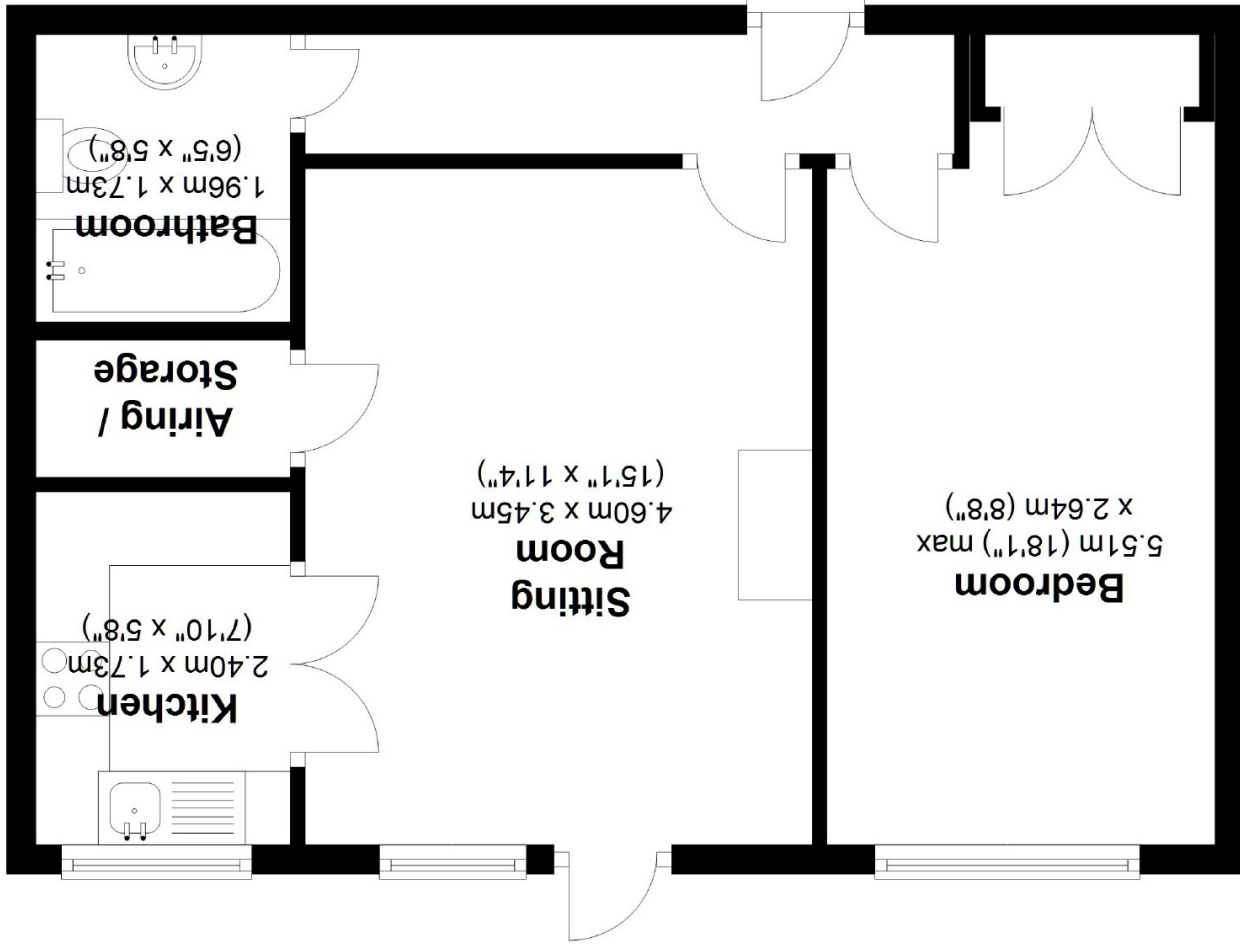
Mains water, electricity and drainage are connected.

Leasehold

1. The term of the lease is 125 years from 1st July 2001
2. The service charge is £968.96 (£1937.92 PA)
3. The ground rent for the same period is . (£350.00 PA)



Total area: approx. 42.6 sq. metres (458.6 sq. feet)



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Ground Floor