



26 CHURCHILL COURT
MARLBOROUGH, WILTSHIRE

BREARLEY & RICH
ESTATE AGENTS

26 Churchill Court, Marlborough, Wiltshire SN8 1LD

M4 (Junction 15) Approximately 7miles; Rail link to London Paddington from Hungerford (7.5 miles) in approximately 1 hour.

A one bedroom first floor retirement apartment, built by retirement specialists McCarthy and Stone and located within a short distance of the centre of the highly sought after and historic town of Marlborough. This very active development is well-served with a guest suite, laundry room, residents lounge and kitchenette.

The beautiful communal grounds are flanked by the pretty river Kennet.

FOR SALE WITH NO ONWARD CHAIN

* Communal residents lounge * Lift * Guest suite * Development manager * Sitting room with balcony * Kitchen * Bedroom * Bathroom * Communal gardens *
* Parking (first come first served) * Communal laundry and refuse rooms *

The property is leasehold, 125 years from 2001. Ground rent £700 per year. Management charge £3200 per year, First Port management company.
Council Tax Band D



MARLBOROUGH

Marlborough is an historic and thriving market town. The town has an extensive range of quality independent and well know retailers and high street shops, public houses, restaurants and cafes along with plenty of amenities including: the famed Marlborough College, a sports centre and an excellent state secondary school, St. Johns. Marlborough is sited along the M4 corridor close to J15 (7.5miles) and has nearby rail links from either Pewsey, Great Bedwyn, Swindon or Hungerford to London and the west. Marlborough is surrounded by glorious countryside and Savernake forest.



The Property

Communal front door with disabled access leading to lobby and residents lounge with a kitchenette. A very useful and smart guest suite is also located on the ground floor. Refuse and laundry room. Stairs or LIFT to first floor.

ENTRANCE HALL

Meter cupboard, deep cupboard housing large hot water tank. Alarm and entry control panel.

LOUNGE/DINING ROOM

With two electric heaters, ceiling lights, attractive fire surround with electric fire inset, door to balcony with views over looking the communal garden and the river Kennet.

KITCHEN

A fitted kitchen with a window overlooking the river aspect and comprising: single drainer stainless steel sink unit and taps set in rolled edge work surface, range of coordinating wall and base units comprising both cupboards and drawers, integrated eye-level Belling oven and 4 ring electric hob with extractor canopy over. Space for a fridge and freezer.

BEDROOM

Window to side overlooking the river Kennet, built-in wardrobes, electric storage heater.

BATHROOM

A generous sized bathroom fitted with a white Low level WC, wash hand basin and a panel bath.

OUTSIDE

Beautiful communal garden that is predominantly laid to lawn with the river Kennet gently meandering by to the side. Parking to the front of the development available on a first come first served basis.

1st Floor Flat

Approx. 44.2 sq. metres (475.6 sq. feet)



Total area: approx. 44.2 sq. metres (475.6 sq. feet)

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions. Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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