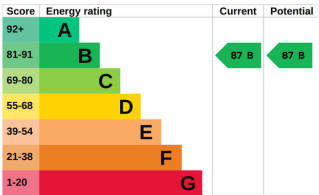


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01672 340 006
marlborough@pegasushomes.co.uk



Lease term	Leasehold
	242 years remaining 250 years from the 1st Feb 2017
Service charge	£6,525 per annum Reviewed annually
Ground rent	£650 per annum
Ground rent review date	February 2027 Ground rent reviewed as of 1st February 2022 and every fifth anniversary thereafter.
Council tax banding	E
EPC	B



Marlborough Wiltshire

APARTMENT 11



London Road
Marlborough
Wiltshire
SN8 2FN

Purchase price
£450,000



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The floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, openings and orientation are approximate. No details are guaranteed, they can't be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon their own inspection. These details are produced for guidance purposes only and complete accuracy can't be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. No apparatus, equipment, fixture or fittings have been tested. Items shown in photographs are not necessarily included in the sale. Please check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel cost. Imagery shown is photography of Marlborough and indicative only. Prices shown are correct at time of publication and may be subject to change. Prices shown are exclusive of service charge, which is payable monthly and is reviewed annually. For full terms visit pegasushomes.co.uk/company/legal/terms-and-conditions/
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Marlborough Wiltshire

APARTMENT 11

EXCLUSIVELY FOR THOSE OVER 60

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Details

Purchase price
£450,000

Created exclusively for those over 60, Fleur-de-Lis Marlborough is located within easy access of the bustling high street where you'll find numerous independent shops, restaurants, pubs and cafés to suit all pockets and palates. This charming community boasts a communal lounge and beautifully landscaped gardens, where residents can enjoy social gatherings and events. A dedicated on-site team is also on hand to ensure the smooth running of this beautiful community.

Apartment 11 is a beautifully appointed first floor apartment set over two floors. The first floor consists of a bright and spacious sitting / dining room, a luxury kitchen with integrated appliances all set under a silestone worktop, generous bedroom with dressing area and ensuite and a separate cloakroom. The second floor consists of a further bedroom with ensuite, built in wardrobes, additional storage and a versatile mezzanine space which could be used as hobbies room, study or even an occasional bedroom.

Highlights

 Landscaped gardens	 Communal lounge
 Lift to all floors	 Guest suite
 Friendly on-site team	 Close to the high street
 Parking (£250 per annum) subject to availability	 24-hour emergency call system

Floorplan

First Floor



Second Floor



Sitting / Dining	18'1" x 10'6"
Kitchen	7'10" x 6'10"
Bedroom 1	14'5" x 10'10"
Ensuite	6'11" x 6'7"
Cloakroom	6'10" x 4'11"
Bedroom 2	19'5" x 10'1"
Ensuite	7'5" x 6'2"
Total Area	1,170 sq ft



Clockwise | Living / Dining | Kitchen | Bedroom 2 | Mezzanine space



Clockwise | Landscaped gardens | Communal lounge | Landscaped gardens