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# Marlborough Wiltshire

APARTMENT 7



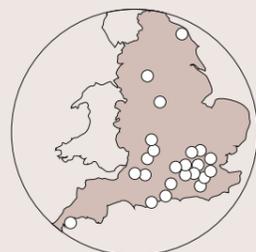
Lease term	Leasehold
	242 years remaining 250 years from the 1st Feb 2017
Service charge	£5,778 per annum Reviewed annually
Ground rent	£525 per annum
Ground rent review date	February 2027 Ground rent reviewed as of 1st February 2022 and every fifth anniversary thereafter.
Council tax banding	D

EPC	B
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London Road  
Marlborough  
Wiltshire  
SN8 2FN

Purchase price  
£270,000



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## Details

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£270,000

Apartment 7 is a stunning ground floor apartment offering well planned accommodation which comprises a spacious hallway with utility cupboard, a delightful kitchen with integral NEFF appliances set under a silestone worktop. A spacious lounge/diner overlooks the front aspect of the development with doors leading out to a private patio area. The bedroom is a generous size with built-in wardrobes and is complemented by a luxury shower room which offers porcelanosa wall and floor tiles, premium Villeroy & Boch sanitary ware and heated towel rails.

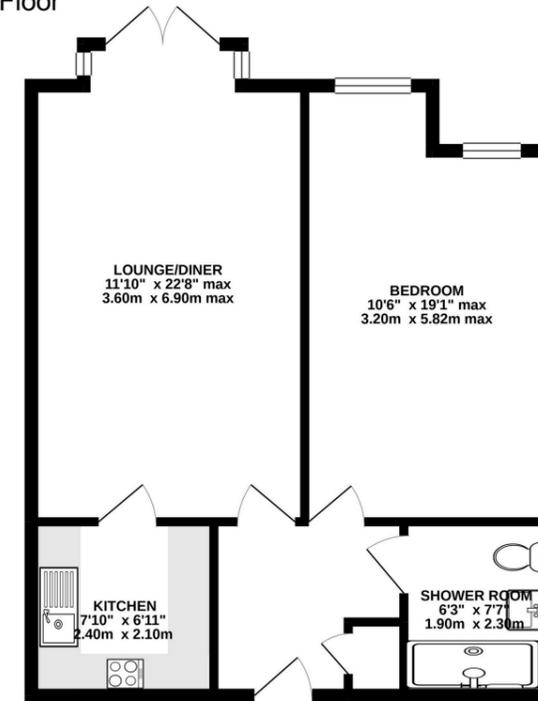
Created exclusively for those over 60, Fleur-de-Lis Marlborough is located within easy access of the bustling high street. This charming community also boasts a communal lounge and beautifully landscaped gardens, where residents can enjoy social gatherings and events. A dedicated on-site team is also on hand to ensure the smooth running of this beautiful community.

## 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

Ground Floor



Lounge / Diner	11'10" x 22'8"
Kitchen	7'10" x 6'11"
Bedroom	10'6" x 19'1"
Shower Room	6'3" x 7'7"
<b>Total Area</b>	<b>513 sq ft</b>



Clockwise | Living area | Kitchen | Bedroom / Shower Room

Clockwise | Bedroom | Landscaped Gardens | Communal Lounge | Hallway - outside of apartment door