



23 CHURCHILL COURT
MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

23, Churchill Court, Marlborough, Wiltshire. SN8 1LD

M4 (Junction 15) Approximately 7.5 miles; Rail link to London Paddington from Pewsey (6.5 miles) or Hungerford (10 miles) in approximately 1 hour.

A one bedroom first floor over 60's 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 active development has beautiful communal gardens flanked by the River Kennet and is well-served with a guest suite, laundry room and residents lounge with kitchenette.

FOR SALE WITH NO ONWARD CHAIN

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



MARLBOROUGH

Marlborough is an historic and thriving market town offering 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 a sports centre and an excellent state secondary school, St. Johns.

The town is surrounded by glorious countryside including Savernake Forest and is sited along the M4 corridor close to Junction 15 (7.5 miles) and has nearby rail links from either Pewsey, Great Bedwyn, Swindon or Hungerford to London and the west.



THE PROPERTY

The development is approached via a communal front door with intercom access, opening into a lobby and riverside communal lounge and kitchenette. The lobby also gives access to the site managers office and laundry room. A very useful and smart guest suite is also located on the ground floor. Access to the first floor is via lift or stairs.

The apartment is located on the first floor with the front door opening on to a hallway with electricity meter cupboard and entry control panel. The sitting room has a window perfectly positioned to offer views over the communal garden and the river. Double doors from the sitting room open in to the kitchen.

The kitchen also overlooks the river and is fitted with a range of wall and floor mounted units including a stainless steel sink unit, eye-level oven and 4 ring hob with extractor canopy over. Space for a fridge and freezer.

To one end of the hall there is a double bedroom with built-in wardrobe, while to the other end of the hall there is a generous sized bathroom fitted with a white suite including a WC, wash hand basin and a bath with shower over.

OUTSIDE

The property benefits from a 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 is available on a first come first served basis.

SERVICES

Mains water, electricity and drainage.

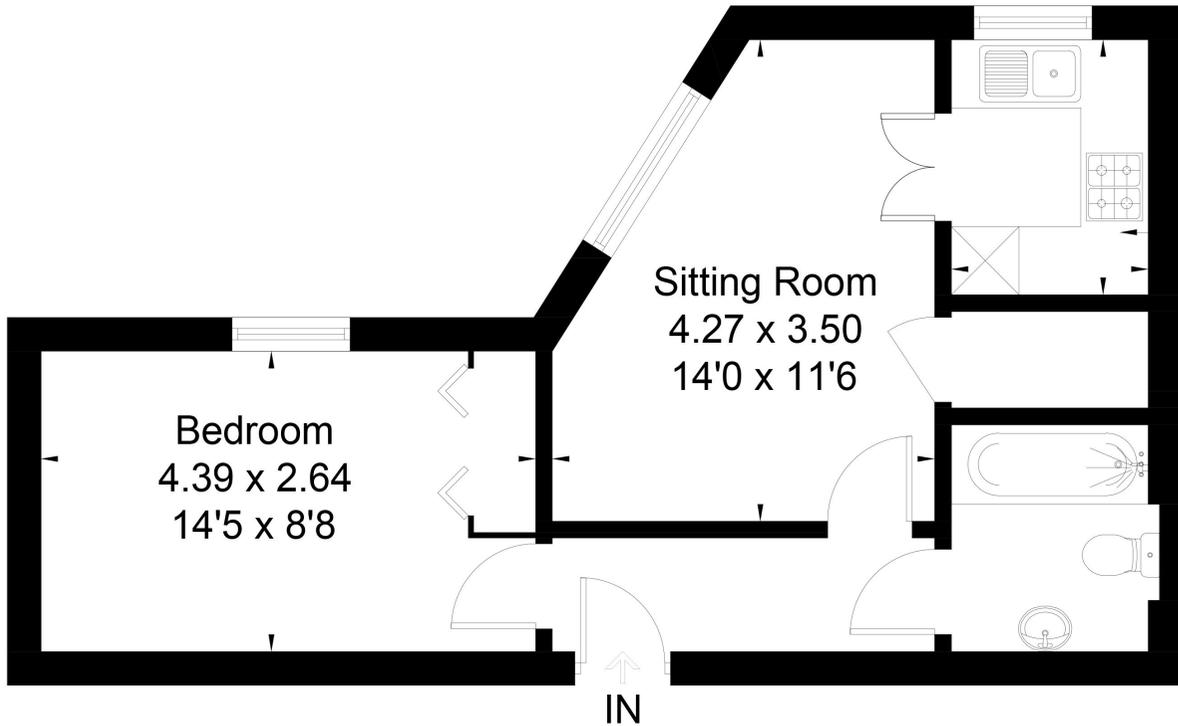
TENURE

Leasehold with 125 years from 2001. Ground rent £782 per year. Management charge £3400 per year. Development managed by First Port management.

COUNCIL TAX

Band D

Approximate Floor Area = 38.5 m / 414 ft



Kitchen
2.24 x 1.73
7'4 x 5'8

Sitting Room
4.27 x 3.50
14'0 x 11'6

Bedroom
4.39 x 2.64
14'5 x 8'8

First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com # 104380

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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