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01672 340 006
marlborough@pegasushomes.co.uk



Marlborough Wiltshire

APARTMENT 9



Reservation fee for rental (one weeks rental) £350

Upfront cost & security deposit required for rental

One month's rent £2,000

Five week deposit £2,307.69

Total payable prior to move in (minus reservation fee)
£3,957.69

Lease term

Leasehold

240 years remaining
250 years from the 1st February 2017

Service charge

£5,778 per annum
Reviewed annually

Ground Rent

£628 per annum

Ground rent review date

February 2027
1st February 2027 and thereafter every fifth anniversary of that date during the Term

Council tax banding

C

EPC

B

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

London Road
Marlborough
Wiltshire
SN8 2FN

Purchase price
£310,000

Rental price
£2,000 pcm



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Marlborough Wiltshire

APARTMENT 9

EXCLUSIVELY FOR THOSE OVER 60

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Details

Purchase price
£310,000

Rental price
£2,000 pcm

Apartment 9 occupies a delightful ground floor position, with direct access to outside spaces from the living room and bedroom. A welcoming entrance hallway which gives access to a useful storage cupboard and cloakroom and leads to the remainder of the accommodation. The spacious and light dual aspect lounge/diner overlooks the landscaped gardens and leads to a patio area. The kitchen is fully integrated with appliances, all set under a silestone worktop.

The bedroom is of a generous size and is complemented with fitted wardrobes running the length of the room. The luxury extends to the ensuite which is finished with Porcelanosa wall tiles, premium Villeroy & Boch sanitary ware and heated towel rails.

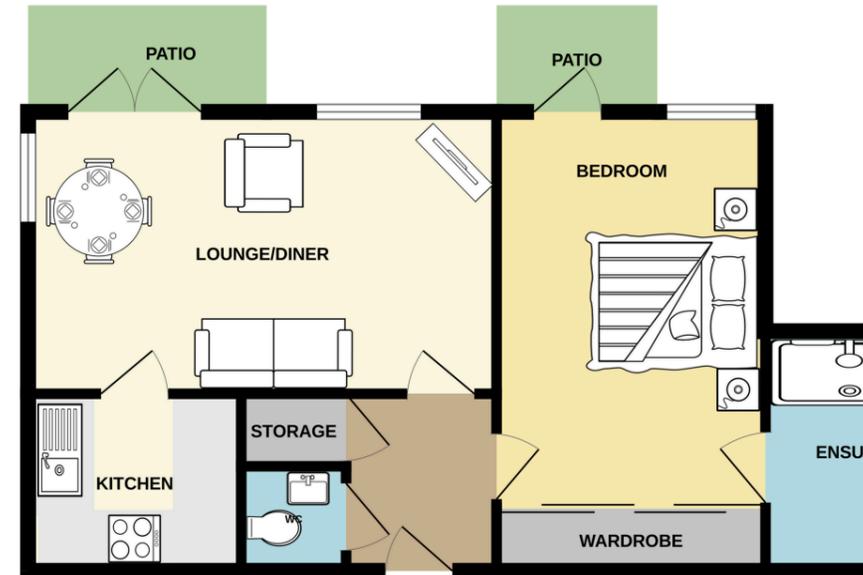
A safe and secure later living community created exclusively for those over 60, Fleur-de-Lis Marlborough is set close to the heart of the bustling Wiltshire market town. This charming community also boasts a communal lounge and beautifully landscaped gardens, for residents to enjoy.

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	19'0" X 10'6"
Kitchen	7'10 x 6'7"
Bedroom	15'1" (to wardrobe) x 10'0"
Ensuite	8'10" x 6'7"
Total Area	728 sq ft



Clockwise | Lounge / Diner | Kitchen | Bedroom | Ensuite

Clockwise | Landscaped Gardens | Communal lounge | Landscaped gardens