



25 FLEUR DE LIS, MARLBOROUGH

**BREARLEY & RICH**  
ESTATE AGENTS

## **25 FLEUR DE LIS, LONDON ROAD, MARLBOROUGH, WILTSHIRE, SN8 2FN**

*M4 (Junction 15) Approximately 8 miles. Rail link via Hungerford, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour.*

**A 2 bedroom duplex apartment within an exclusive over 60's development, providing an independent lifestyle, with shared facilities including a thriving owners lounge and kitchenette, a guest suite for visiting family and friends to use and beautifully landscaped gardens.**

\* First and second floor 2 bedroom apartment \* Reception hall \* Living room \* Dining room \* Kitchen \* 2 Bedrooms \*  
\* 2 Shower rooms \* Fitted wardrobes and extensive storage \* Lift access \* Parking available \* Access to communal lounge and gardens \*



### **MARLBOROUGH**

The property is located on the edge of Marlborough, offering easy access in to town and to the surrounding countryside. Marlborough is a thriving, market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local shops, some of the major retailers and supermarkets including Waitrose and boasts a number of good quality restaurants such as Dan's and Pino's. The Leisure Centre, cinema and Golf Club provide excellent recreational and sporting facilities.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. The M4, Junction 15 is within 8 miles giving access to London and the West Country. There are mainline rail services from Pewsey, Hungerford, Swindon or Great Bedwyn to London Paddington.



### THE PROPERTY

A stunning duplex floor apartment offering well planned accommodation with a pleasant outlook over the front of the development. The property includes a large and welcoming reception hall with fitted storage, with double doors leading in to a generous living room with large windows. The living area is open to the dining room providing an excellent living and entertaining space. Beyond the dining area there is an excellent fully fitted kitchen with integral NEFF appliances and Kettle boiling water tap and a Silestone worktop. There are two double bedrooms, both with generous fitted storage., the upper bedroom accessed by stairs fitted with an Acorn stairlift. Both bedrooms are en suite with luxury fittings including Porcelanosa wall and floor tiles, premium Villeroy & Boch sanitary ware and heated towel rails. There is also a separate guest cloakroom off the hall.

### GARDEN & GROUNDS

The property is within a gated development which benefits from exclusive on-site amenities including a thriving owners' lounge, guest suite and beautifully landscaped gardens. On site parking is available at £250/year. Pets welcome (subject to approval).

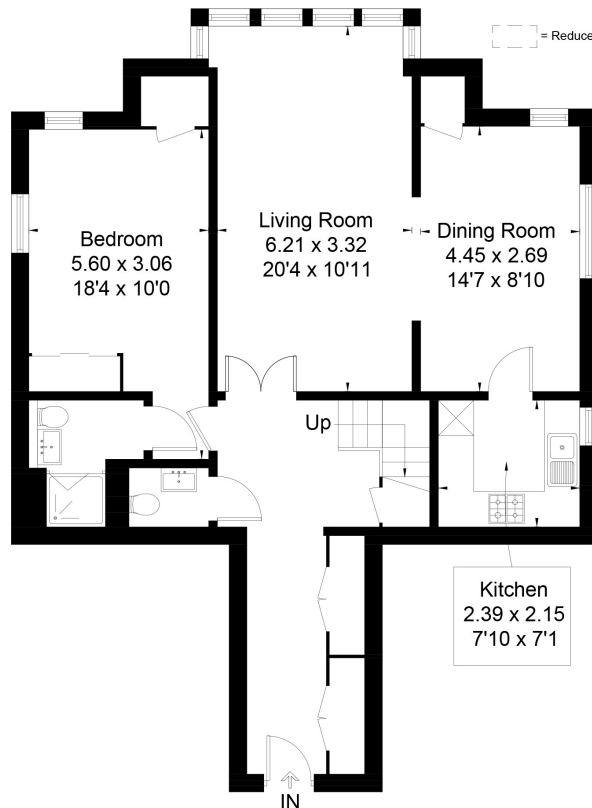
### SERVICES

Mains water, electricity and drainage. Heating via centralised Gas Heat network / Ideal HIU.

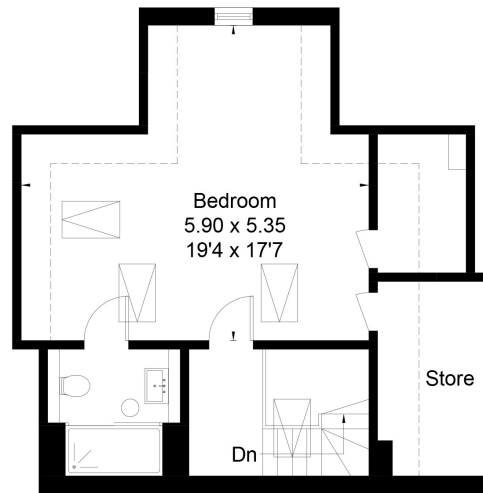
### CHARGES

Term of lease 250 years from 1st February 2017. Service Charge £3436.63.00 per 6 months (reviewed annually) Ground rent £778.00 pa. The next Ground Rent Review date is 1st February 2027 and thereafter every fifth anniversary of that date during the Term. Council tax band : E

Approximate Floor Area = 129.3 sq m / 1392 sq ft



First Floor



Second 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 #112791

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 85 B    | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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