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Marlborough Wiltshire

APARTMENT 28



Lease term	Leasehold 241 years remaining 250 years from the 1st Feb 2017
Service charge	£6,034 per annum Reviewed annually
Ground rent	£712 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
£310,000



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Details

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£310,000

This well-presented home boasts a desirable southerly aspect and stunning views over the bowling green. The versatile layout features a bright living room with a Juliet balcony, flowing seamlessly into a flexible second bedroom or formal dining room via pocket doors. The modern kitchen is fully equipped with integrated NEFF appliances and premium Silestone countertops. Rest and unwind in the master suite, complete with fitted wardrobes and a beautifully appointed ensuite. The bathroom and ensuite features premium Villeroy & Boch sanitaryware to complete this home.

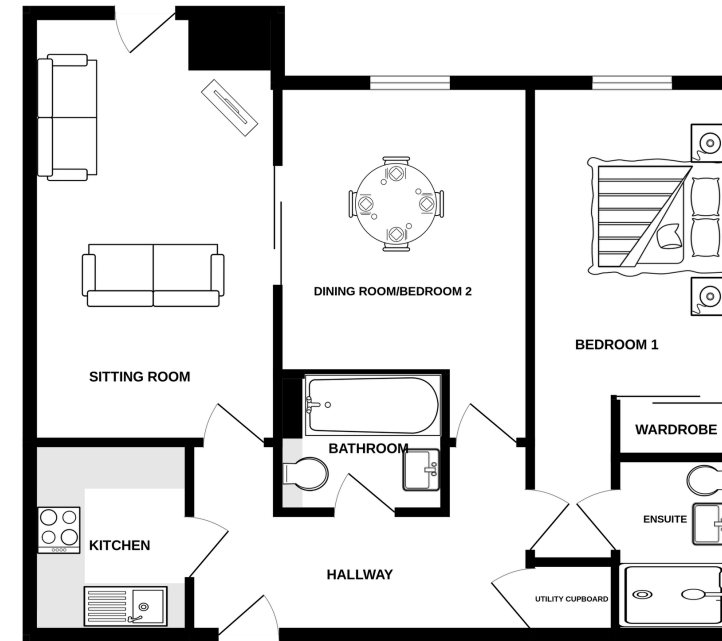
Created exclusively for those over 60, Fleur-de-Lis Marlborough is located within easy access of the bustling high street. This charming community also boasts a communal lounge and beautifully landscaped gardens, where residents can enjoy social gatherings and events. A dedicated on-site team is also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

Highlights

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

Floorplan

Second Floor



Lounge	16'5" x 10'2"
Kitchen	7'10" x 6'3"
Dining / Bedroom 2	14'5" max x 10'2"
Bedroom 1	18'8" max x 8'10"
Ensuite	7'3" x 4'11"
Bathroom	6'11" x 5'9"
Total	691 sq ft



Clockwise | Living area | Kitchen | Bedroom 1



Clockwise | Dining Room / Bedroom 2 | Landscaped Gardens | Communal Lounge | Landscaped Gardens