



10 CANNING PLACE, GRANHAM CLOSE
MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

10 CANNING PLACE, GRANHAM CLOSE, MARLBOROUGH, WILTSHIRE, SN8 4FJ

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

A stunning first floor apartment with balcony in a thoughtfully designed and beautifully presented over 60's development built in 2017 by McCarthy & Stone. The property is within a 0.2 mile level walk of Marlborough High Street and offers high quality independent living. No onward chain.

* Reception hall * Sitting/dining room with balcony * Fully fitted kitchen * Two double bedrooms * Walk in wardrobe * Two fully tiled shower rooms (1 en-suite) *
* Utility cupboard with space for washing machine * Underfloor heating through out * Parking * Communal garden, lounge and use of guest suite *



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 Rick Steins. The Leisure Centre, cinema and Golf Club provide excellent 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

This spacious apartment was built by McCarthy & Stone in 2017. The property is located in the corner of the development on the first floor, accessed either via the lift or one of the two staircases. The communal areas are beautifully kept and the hallway leading to number 10 only leads to this apartment.

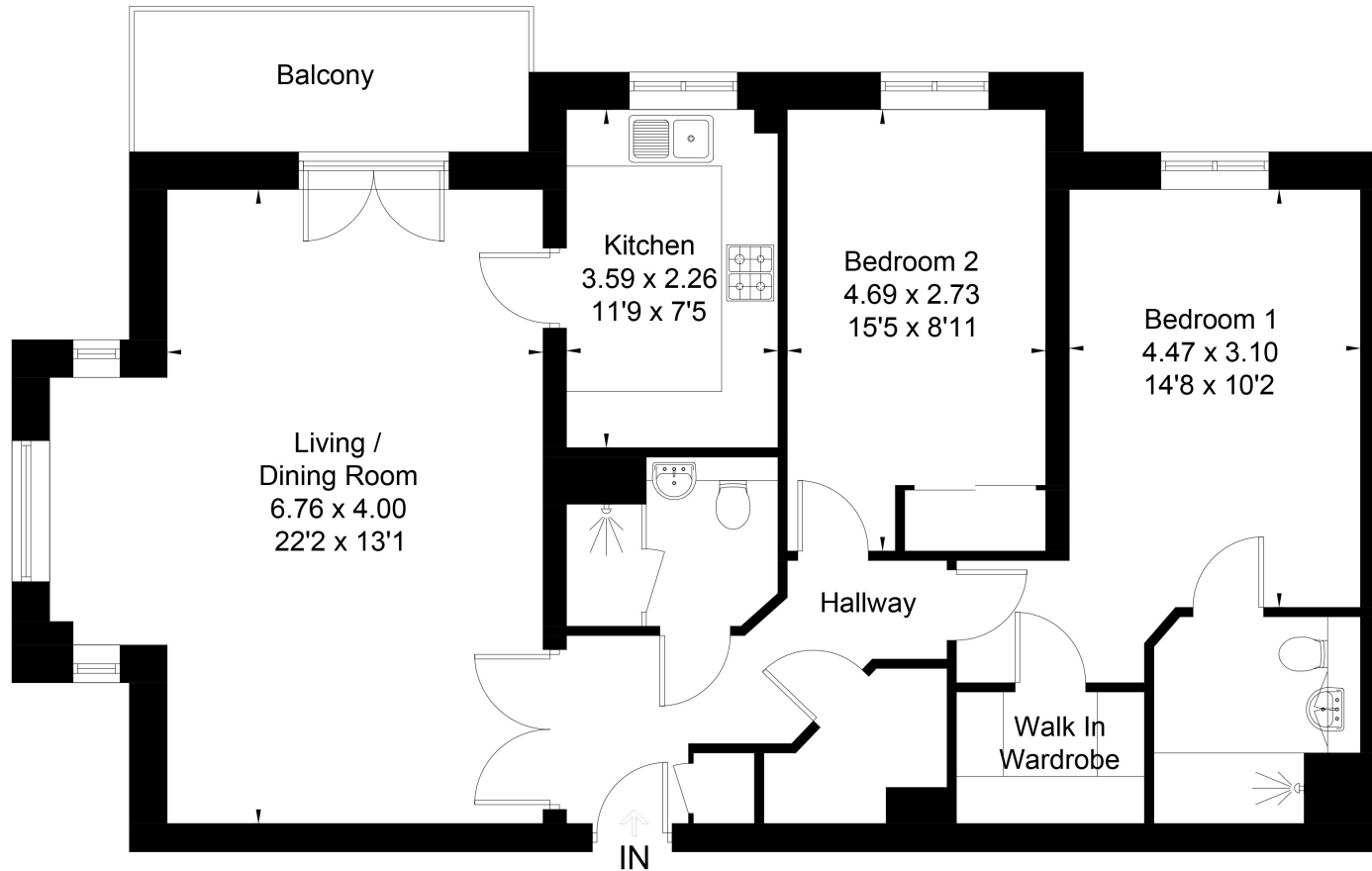
The front door opens on to a wide and spacious hallway with part glazed double doors leading in to the sitting/dining room. This generous reception room has double doors on to a balcony and floor to ceiling windows offering a pleasant outlook towards the river Kennet and beyond to Marlborough College. The kitchen is accessed from the sitting room and is fully fitted with Neff appliances including eye level ovens, fridge, freezer, hob and extractor and slimline dishwasher. A separate utility cupboard off the hall has a washer/drier. The main bedroom is of a generous size and features a fully fitted en-suite with a walk in shower. There is also a fully fitted walk in wardrobe. Bedroom 2 is also a double size and has a double wardrobe with sliding doors. There is a further shower room off the hallway, again fitted with a walk in shower. There is under floor heating throughout with individual room thermostats.

There is a communal sitting room/club lounge on the ground floor and owners have use of a guest suite for visitors. There are two visitors parking spaces for the development. The property benefits from the remainder of the 10 year NHBC warranty.

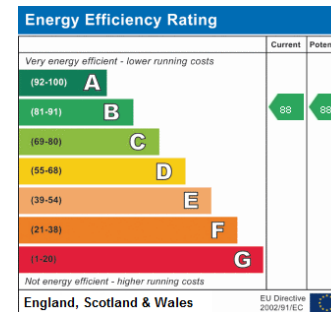
SERVICES/CHARGES

Service charge covers cleaning of communal windows, water rates for communal areas and apartments. Electricity, heating, lighting and power to communal areas, 24-hour emergency call system, upkeep of gardens and grounds, repairs and maintenance to interior and exterior communal areas, contingency fund including redecoration of internal and external communal areas, buildings insurance. **TENURE:** 999 year lease from 2017. Ground rent £247.50 half yr. Maintenance £285.25 monthly **COUNCIL TAX:** Band E.

Approximate Floor Area = 94.5 sq m / 1017 sq ft



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Communal lounge

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