



43 CASTLE COURT
MARLBOROUGH, WILTSHIRE

BREARLEY & RICH
ESTATE AGENTS

43, Castle Court, Marlborough, Wiltshire SN8 1XG

M4 (Junction 15) Approximately 7miles; Rail link to London Paddington from Hungerford (7.5 miles) in approximately 1 hour.

An outstanding modern lift served 2nd floor apartment for residents aged 60+ and located within a short distance of Marlborough town centre. The property has been much improved over recent years. Outside, there is a delightful communal garden and parking spaces on a first come, first served basis. The property is offered for sale with no onward chain.

* Central location * Entrance hall * Sitting room/dining room * Kitchen * Two bedrooms * Bathroom * Communal garden *
* Residents communal sitting room and conservatory *



MARLBOROUGH

Marlborough is an historic and thriving market town. The town has an extensive range of quality independent and well known retailers and high street shops, public houses, restaurants and cafes along with plenty of amenities including: the famed Marlborough College, an independent cinema, a sports centre and an excellent state secondary school, St. Johns. Marlborough is sited along the M4 corridor close to J15 (7.5miles) and has nearby rail links from either Pewsey, Great Bedwyn, Swindon or Hungerford to London and the west. Marlborough is surrounded by glorious countryside and Savernake forest.



The Property

The development features a main reception hall, within which is the managers office. From the hall, the properties have access to a communal sitting room and conservatory, communal laundry and kitchen area and the residents lift to all floors. Number 43 is located on the second floor with the lift conveniently close by.

Entering through the front door, the hall way leads in to a large light and airy reception room, superb for entertaining with plenty of sitting and dining space. The kitchen, off the dining area with a window to the side, has a range of white fitted wall and base units, a Belling eye-level double oven, solid wood work tops and space for an upright fridge freezer.

The main bedroom is a lovely bright room with a deep storage cupboard and an airing cupboard. The second bedroom is a also good size double room. The shower room has been modernised with a modern white suite including a large shower cubicle, WC and a wash basin.

Outside

Castle Court is set in well tended gardens with a south and westerly aspect that overlooks the river Kennet. This pleasant communal garden has many mature trees, a large lawn area, courtesy lighting and a sun terrace. To the front and side of the building are unallocated parking spaces utilised on a first come, first served basis.

Castle Court

Castle Court is a development located on the banks of the River Kennet and within a short and level walk to Marlborough's High Street, with its many shops, restaurants and cafés etc. Castle Court is also situated close to semi-rural walks and is highly regarded as being in the most advantageous retirement location within Marlborough. The development has a House Manager, call monitoring service with alarm cords in every room and an alarm and intercom entry system. There is also a communal sitting room and a laundry room. A guest room is available by prior arrangement with the House Manager.

Lease & Maintenance

The age covenant at this property is over 60. There is a 99 year lease (from 1990), no ground rent and the annual service charge for 2022 is £254.15 per month inclusive of buildings insurance, sinking fund and water rates. The managing agents are Grange Management Company.

Services

Mains electricity, water and drainage. Electric heating.

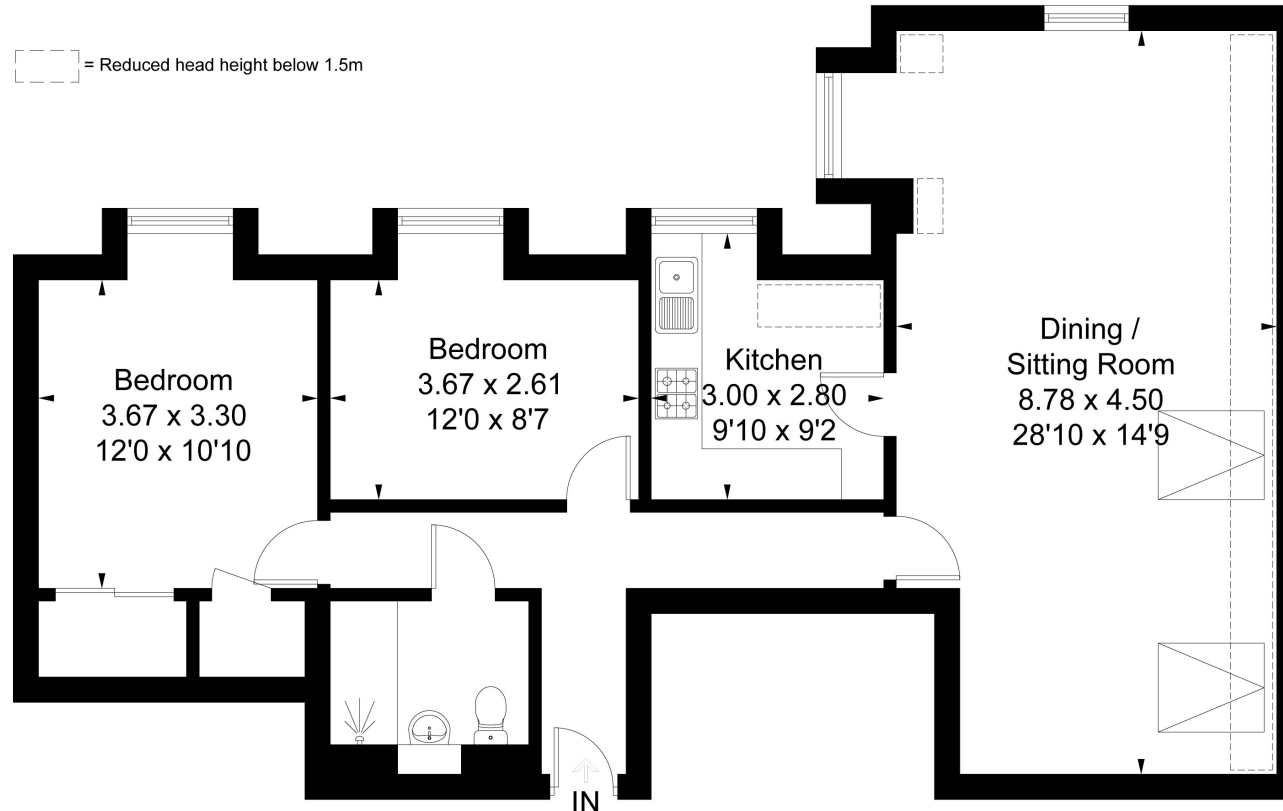
Council Tax

Band E

Approximate Area = 89.2 sq m / 960 sq ft
Including Limited Use Area (6.1 sq m / 66 sq ft)



[Dashed line] = Reduced head height below 1.5m



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 304223

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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