



29 FLEUR DE LIS, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

29 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.

Renaissance Marlborough has been designed and built for the over 60's looking for an independent lifestyle, complemented by shared facilities including a thriving owners lounge and kitchenette, a guest suite for visiting family and friends to use and beautifully landscaped gardens.

- * Second floor 2 bedroom apartment * Reception hall * Sitting room * Kitchen * Two bedrooms *
- * Two shower rooms (1 en-suite) * 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 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 superb two bedroom second floor apartment has beautiful views across Marlborough's Bowling Green.

The property has well planned accommodation, including a generous size lounge/diner with a southerly facing Juliette balcony.

The accommodation is versatile, with pocket doors from the lounge/diner leading to the 2nd bedroom or separate dining area. The thoughtfully designed kitchen is fully integrated with NEFF appliances all set under a Silestone worktop.

The luxury shower room offers Porcelanosa wall and floor tiles, premium Villeroy & Boch sanitary ware and heated towel rails. From the main bedroom you'll wake up to views over the Bowling Green, the bedroom is a good size double bedroom and is complemented with fitted wardrobes and en-suite shower room.

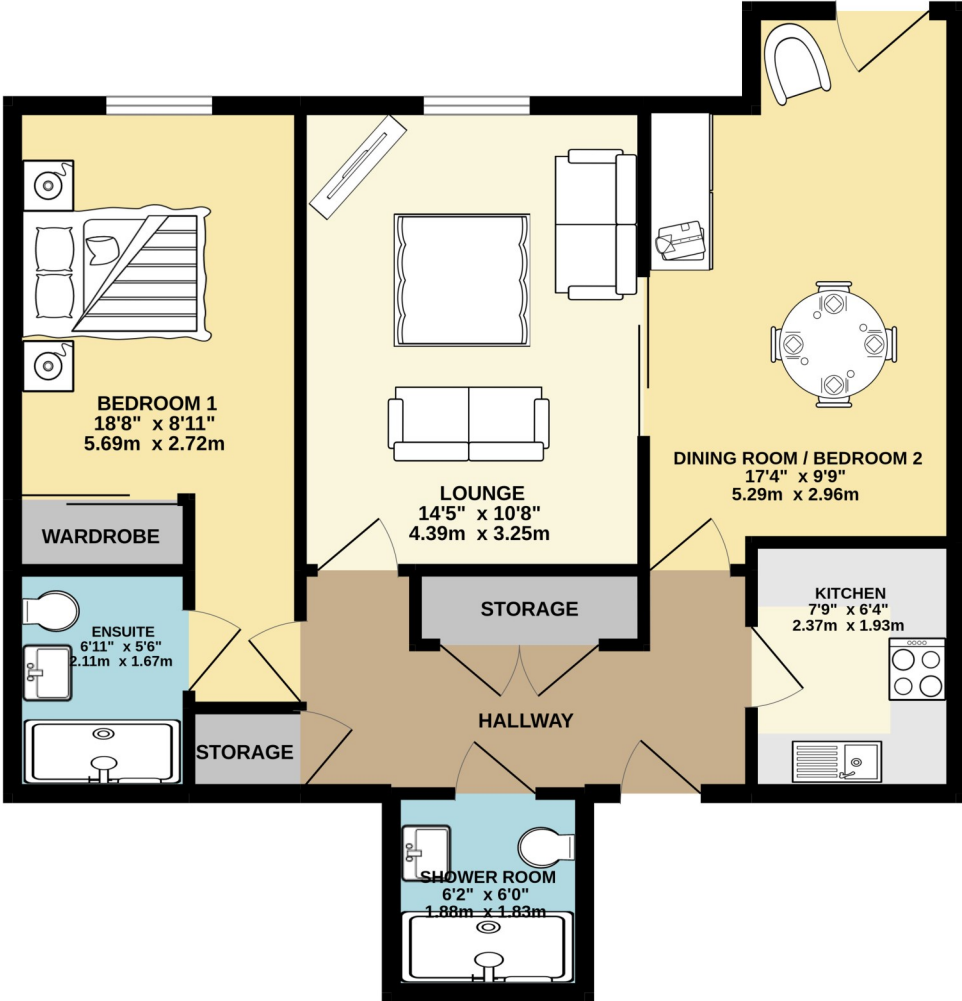
GARDEN & GROUNDS

Exclusive on-site amenities which include a thriving owners' lounge, guest suite and beautifully landscaped gardens.

CHARGES

Term of lease 250 years from 1st February 2017. Service Charge £5394.00pa (reviewed annually) Ground rent £712.00 pa. The next Ground Rent Review date: shall be 1st February 2027 and thereafter every fifth anniversary of that date during the Term. Council tax band : D

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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