



# Pegasus Homes agency Services

26 Fleur de Lis  
London Road  
Marlborough  
Wiltshire  
SN8 2FN

**£325,000 Leasehold**

**Rental £1850 pcm**



# Property Details

26 Fleur de Lis, Marlborough

Renaissance Marlborough has been designed and built for the over 60's looking for an independent lifestyle, here you'll find a thriving community where long lasting friendships are made. Our dedicated Lifehost oversees this charming community of beautifully appointed one and two bedroom apartments. 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.

This luxury one bedroom 2nd floor apartment, accessed via the lift from the ground floor, has beautiful views across Marlborough's' bowling green. Apartment 26 is the largest one bedroom home on the stunning development and has well planned spacious accommodation; including a generous size lounge/diner which leads through to the thoughtfully designed kitchen which is fully integrated with NEFF appliances including, dishwasher & fridge/freezer all set under a silestone worktop. The luxury shower room and ensuite offer Porcelanosa wall and floor tiles, premium Villeroy & Boch sanitary ware and heated towel rails. The main bedroom is a generous size and is complemented with fitted wardrobes and a glorious outlook over the bowling green.

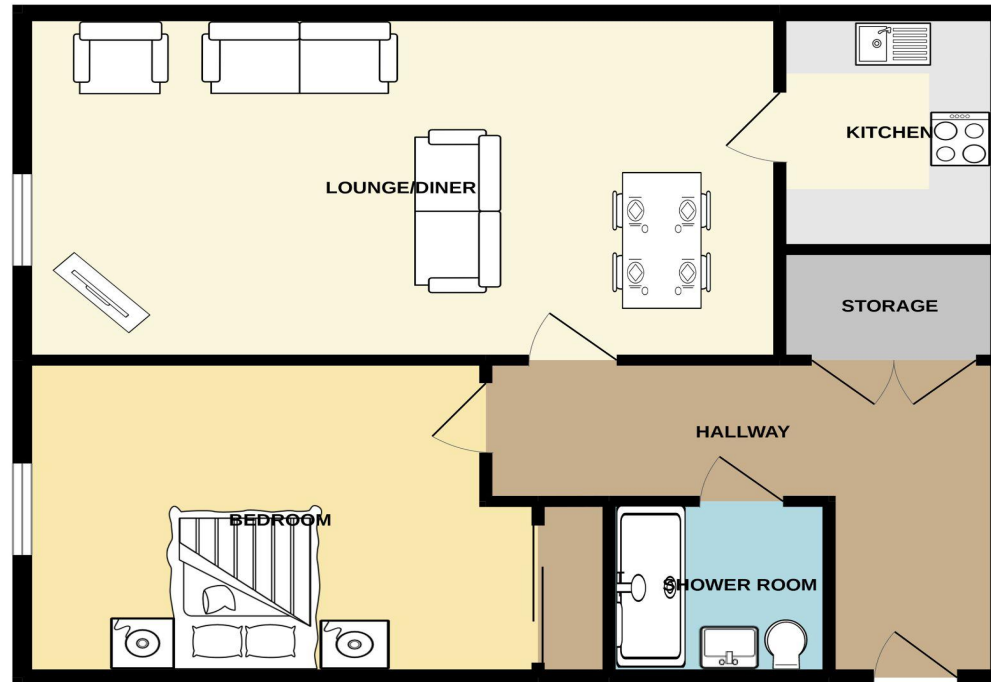
Located close by is the bustling high street where you will find numerous independent shops, restaurants, pubs and cafes' to suit all pockets and palates.

## Independent Later Living in Marlborough

- Unique opportunity to purchase a 2nd floor one-bedroom apartment with south facing aspect overlooking the bowling green
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- Host on site to ensure the smooth running of the development
- Exclusive on-site amenities which include a thriving owners' lounge, guest suite and beautifully landscaped gardens
- Versatile accommodation
- Pets are welcome
- 24 care line for your safety and security
- CCTV door entry system
- On site parking available

# Floorplan

2ND FLOOR



## Property dimension

- Living/Dining Room  
6.9m x 3.8m  
22'8 x 12'6
- Kitchen  
2.6m x 2.0m  
8'6 x 6'7
- Bedroom 1  
4.7m x 3.4m  
15'5 x 11'2
- Shower Room  
2.0 x 1.9m  
6'7 x 6'3

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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# Property Images









# Amenity images







# Book your viewing

01962418070

resale@pegasushomes.co.uk

Term of lease 250 years from 1st February 2017 with 242 years remaining

Service Charge £5368 pa (reviewed annually)

Ground rent £628.00 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 C

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These details are produced for guidance purposes only and complete accuracy can't be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. No apparatus, equipment, fixture or fittings have been tested. Items shown in photographs are not necessarily included in the sale. Please check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel cost.

Lifestory Homes with Heart

## Rentals:

Reservation fee £350

Monthly rental £1850

Before the tenancy starts we take the first month's rent @ £1850 as well as a 5 weeks deposit @ £2134.61 minus the reservation fee.

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		