



Pegasus Homes Agency Services

23 Fleur de Lis
London Road
Marlborough
Wiltshire
SN8 2FN

£275,000 leasehold

Property Details

Apartment 23 Marlborough

Fleur de Lis in 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 host oversees this charming community of beautifully appointed one and two bedroom apartments. Complemented by shared facilities including beautifully landscaped gardens, a thriving owners lounge with kitchenette where our owners enjoy coffee mornings, film evenings, book clubs, drink and nibbles on a Friday evening and much more. A guest suite is available for visiting family and friends

Apartment 23 is a stunning first floor apartment offering well planned accommodation which comprises a spacious hallway with utility cupboard, a delightful kitchen with integral NEFF appliances set under a silestone worktop. A spacious lounge/diner overlooks the front aspect of the development. The bedroom is a generous size with built in wardrobes and is complemented by a luxury shower room which offers porcelanosa wall and floor tiles, premium Villeroy & Boch sanitary ware and heated towel rails.

This gated development has been created for our owners to live there best life in a safe and secure environment with CCTV door entry system and 24 Hour emergency care line for peace of mind.

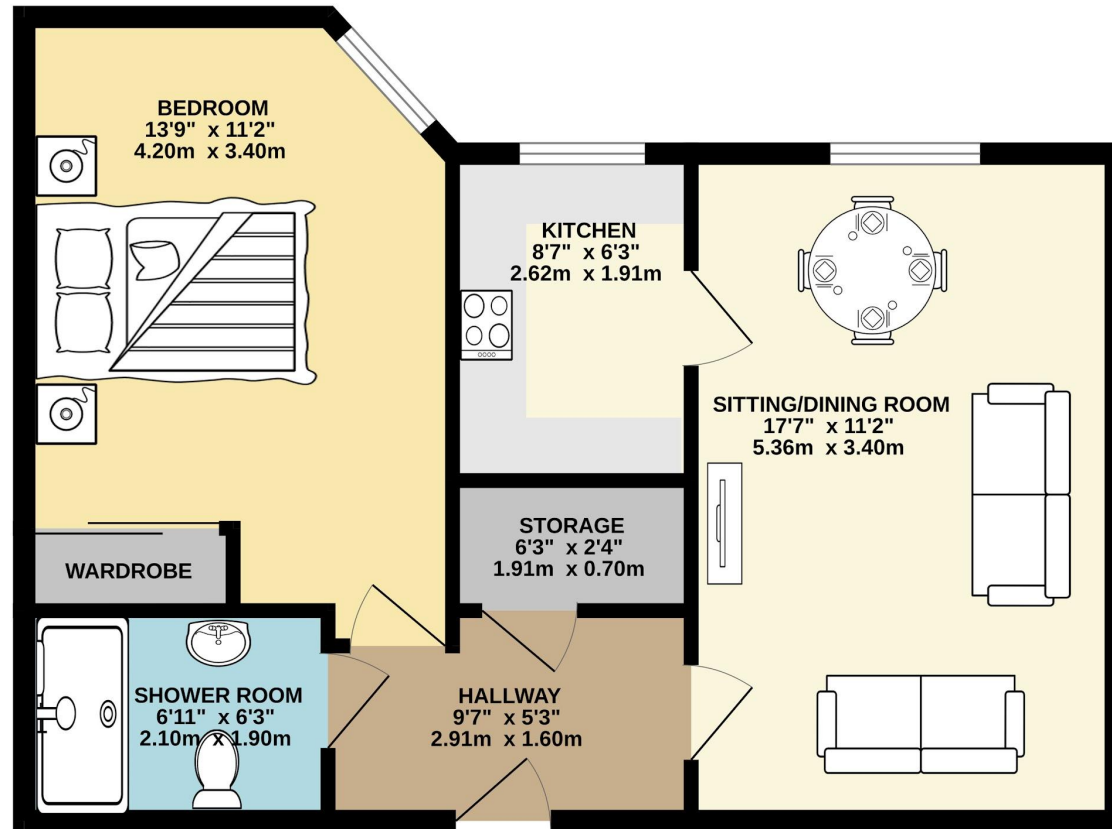
Located close by is the bustling high street where you will find numerous independent shops, restaurants, pubs and cafes' to suit all pockets and palates.

Independent Later Living in Marlborough

- Unique opportunity to purchase a first floor one-bedroom apartment
- Host on site to ensure the smooth running of the development Mon - Fri 9am - 4pm
- Exclusive on-site amenities which include a thriving owners' lounge, guest suite and beautifully landscaped gardens
- Safe and secure gated development
- Pets are welcome (subject to approval)
- 24 care line for your safety, security & peace of mind
- CCTV door entry system
- On site parking available (£250pa)
- Lift access to all floors

Floorplan

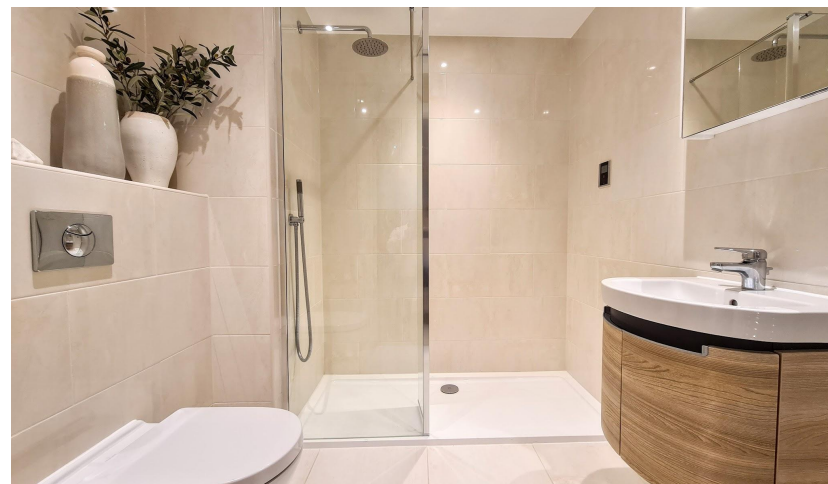
FIRST FLOOR



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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Property images









Fish and Chips Takeaway
 From The Horseshoe, Mildenhall
 Friday 26th April at 12.15 to 12.30pm



Large Fish and Small Chips: £15.50
 Fish and Chips: £12.50
 Small Fish and Chips: £6

Please add your order to the list below

Fish and Chips from The Horseshoe

NAME	QUANTITY	PRICE
1. Large Fish and Small Chips		
2. Fish and Chips		
3. Small Fish and Chips		
TOTAL		

Lunch at The Burj at The Bell
 Thursday 16th May at 12.30pm
 Leaving Fleur de Lis at 12 noon




LUNCH TIME DINE-IN DEAL
 3 COURSES
£15.95
 MONDAY - FRIDAY
 12.00 - 14.00

After the success of the lunch in January, there's another lunch at The Burj for anyone who'd like to go.
 Please add your name below and indicate if you'd like a lift.

Lunch at The Burj at The Bell

NAME	LEaving	DEsired
1. Name		
2. Name		
3. Name		
4. Name		
5. Name		
6. Name		
7. Name		
8. Name		
9. Name		
10. Name		
11. Name		
12. Name		
13. Name		
14. Name		
15. Name		
16. Name		
17. Name		
18. Name		
19. Name		
20. Name		

Sumbler's Summer Barbecue
 Monday 24th June at 1pm



This will include:
 a beef burger, a pork sausage
 and a chicken kebab per person
 Sumbler's will provide the barbecue
 and a butcher to cook for us.

We'll provide the rest.
 Further details to follow.

Sumbler's Summer Barbecue

NAME	INTERESTED	HOW MANY
1. Name		
2. Name		
3. Name		
4. Name		
5. Name		
6. Name		
7. Name		
8. Name		
9. Name		
10. Name		
11. Name		
12. Name		
13. Name		
14. Name		
15. Name		
16. Name		
17. Name		
18. Name		
19. Name		
20. Name		

Book your viewing

T 01962 418070

E resales@pegasushomes.co.uk

Term of lease 250 years from 1st February 2017 with 242 years remaining
Service Charge £5368.00pa (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 : E

Heating system - Gas Heat network / Ideal HIU

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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.

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		