



# 28 Castle Court

River Park, Marlborough, Wiltshire, SN8 1XG







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£129,000

A very comfortable first floor apartment, situated in a desirable residential development, specifically for those over 60 years of age.

### Description

The nicely presented accommodation includes good hall space with built-in storage, a generous sitting room and a nicely fitted kitchen. There is a double bedroom with a built-in wardrobe and a shower room with a good sized shower enclosure. In addition to the private accommodation, there is a communal sitting room, conservatory, laundry and kitchen area for residents to use if they wish. A guest room is also available by private arrangement with the House Manager. For peace of mind, and in addition to the House Manager, there are alarm cords and call monitoring in each room together with an intercom entry system to the building. Outside there are lovely communal waterside gardens and residents parking areas.

### Directions

On reaching Marlborough from Hungerford, continue down the hill to the roundabout. Bear slightly left then straight ahead into George Lane.

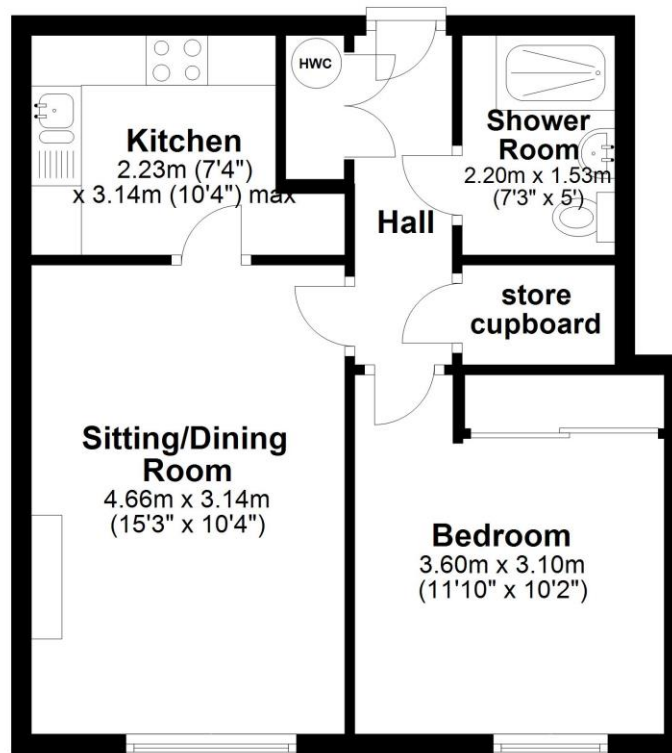
Continue to the T junction at the end and turn right into Pewsey Road. Take the first right turn into River Park and first right again into Castle Court.

- Entrance Hall
- Sitting Room
- Kitchen
- Bedroom
- Shower Room
- Lovely Communal Gardens
- Residents Parking Areas



## First Floor Flat

Approx. 42.6 sq. metres (459.0 sq. feet)



To view this property call Marc Allen Estate Agents on **01488 685353**

### Entrance Hall

Built-in cupboard. Airing cupboard with hot water tank and immersion heater. Dimplex storage heater.

### Sitting Room

15' 3" (4.65m) x 10' 4" (3.15m). A comfortable room with a pleasant aspect. Dimplex storage heater.

### Kitchen

10' 4" (3.15m) max x 7' 4" (2.24m). Fitted with a range of light wood effect wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer sink unit with a mixer tap. Cannon double oven and hob with an extractor over. Appliance space. Wall mounted electric heater.

### Bedroom

11'10" (3.61m) x 10'2" (3.1m). Electric panel heater. Built-in wardrobe.

### Shower Room

With a generous shower enclosure, wash hand basin and w.c. Tiled surrounds. Wall mounted electric heater.

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**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

### Outside

There are lovely waterside gardens laid to grass with borders, pathways and benches for seating. Residents parking areas.

### Lease

The remainder of a 99 year lease which commenced in April 1990.

### Service Charge

Currently £2,983.56 per annum.

### Services

All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	87   B	88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

