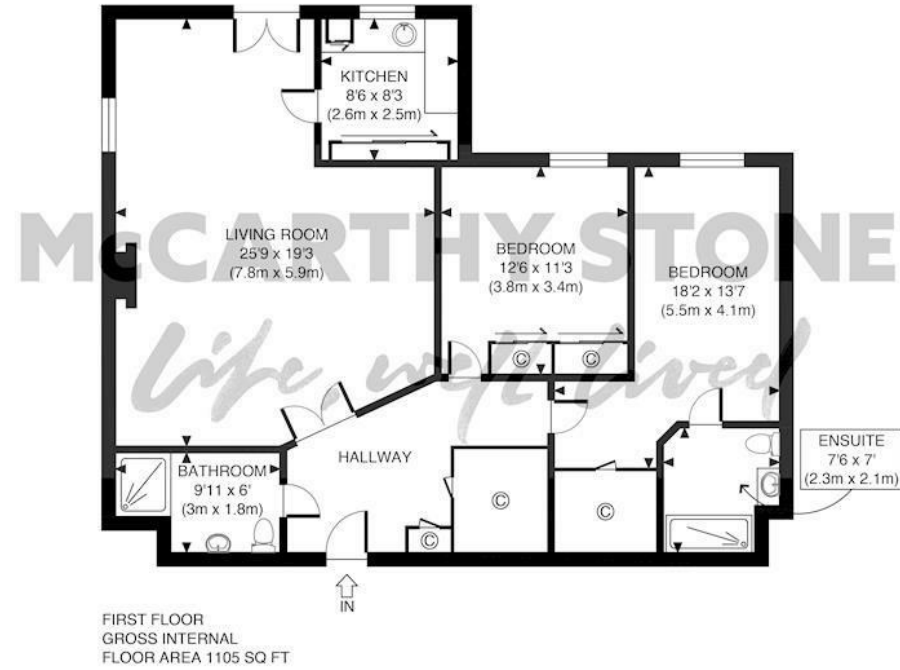


15 Canning Place

Granham Close, Marlborough, SN8 4FJ



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1105 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1105 SQ FT / 103 SQM	Canning Place
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 19/07/24 photoplan



Council Tax Band: E



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £475,000 Leasehold

This is a beautifully presented BRIGHT AND SPACIOUS two bedroom ground floor retirement apartment WITH A BEAUTIFUL PATIO.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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Canning Place, Granham Close, Marlborough

2 bed | £475,000

Canning Place

Canning Place is a stunning development offering 27 two bedroom apartments, designed specifically for the over 60s. Situated in Marlborough in the heart of the Wessex Downs and just 0.2 miles from the beautiful high street, the perfect setting for your retirement. This retirement living development is designed to allow you to live independently in your own home, with the comfort and security of a house manager to offer a helping hand, should you need it.

Situated in a thriving market town with a buzzing atmosphere and strong local heritage, Canning Place provides the perfect location for an enjoyable and independent retirement. Marlborough is located in the heart of the beautiful Wessex Downs, providing homeowners with the peace and tranquillity of the countryside, whilst being just 0.2 miles from the convenience of the high street.

Entrance hallway

Front door with spy hole leads to the large entrance hall. Underfloor heating throughout. The apartment is fitted with a security alarm system for your peace of mind, which also provides a video entry system and a 24 hour emergency call link. Illuminated light switches, smoke detector. Doors lead to the bedrooms, living room and shower room. Separate Utility Cupboard housing the washer/dryer. Underfloor Heating throughout the Apartment.

Storage room

Room off hall containing Vent Axia, Pulsacoil Gledhill and Bosch Washer Dryer

Living room with a patio

Bright and spacious living room with a double glazed opening door leading to a beautifully presented patio area. Dimplex electric fire with coal and flame effect and cream surround. TV and BT connection points. Oak veneered door leads to the kitchen. Television and telephone point.

Kitchen

This modern fitted kitchen benefits from a range of appliances, including a Kenwood fridge/freezer under the worktop, Neff dishwasher, ceramic hob and a Hoover oven, worktop height. Stainless steel Neff cooker hood and pewter coloured glass splash-back. Cherry Grain worktops. stainless steel sink and a lever mixer tap.

Master bedroom with en-suite

Bright and spacious bedroom with large double glazed windows. Walk in fitted wardrobe with hanging and storage space. Television and telephone point. Separate door to a en-suite bathroom with a white fall length bath, grab rails. Low level WC, vanity unit with wash basin and illuminated mirror above. Shaving point, electric heated ladder style towel rail, underfloor heating and Vent Axia extractor fan.

Shower room

Partly tiled and fitted with suite comprising of walk-in shower, grab rails. Low level WC, vanity

unit with wash basin and illuminated mirror above. Shaving point, electric heated ladder style towel rail, underfloor heating and Vent Axia extractor fan.

Second bedroom

A spacious second room that could even be used as a library or hobbies room including fitted double wardrobe with shelf unit.

Service charge (breakdown)

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £4,246.82 for the financial year ending 30/06/2025. The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your house manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your property consultant or house manager.

Leasehold information

Lease: 999 years from 1st June 2017

Ground rent: £495 per annum

Ground rent review: 1st July 2032

