



# Castle Court

£875pcm

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# Castle Court

## Marlborough

- First Floor Apartment
- Walking Distance to Town Centre
- Communal Gardens

### Property Description

A spacious one bedroom first floor apartment with parking, set in landscaped gardens. The apartment is located on a purpose-built retirement development for the over 55s. Management services are provided by a not-for-profit organisation. The accommodation briefly comprises entrance hall, sitting/dining room, fully fitted kitchen, double bedroom with generous built in wardrobe/storage, shower room and a large storage cupboard.

The apartment is set within delightful communal gardens. A communal laundry, residents lounge and conservatory is available for residents' use. An on-site manager is available daily until 3pm. A separate guest suite may be booked for visitors at reasonable cost. The property operates on electric storage heating and is double glazed throughout. The annual service charge includes water rates, building insurance and a sinking fund and is collected monthly.



# Location

Marlborough itself is a vibrant market town nestled within the breathtaking landscapes of an Area of Outstanding Natural Beauty.

Residents enjoy a wealth of local amenities, including charming local shops, an independent cinema, major retailers, and supermarkets. The town also boasts a selection of acclaimed restaurants, including the renowned Rick Steins. For those inclined towards sports and leisure, the area offers excellent facilities such as the Leisure Centre and Golf Club.

Surrounded by the stunning Marlborough Downs, Pewsey Vale, and Kennet Valley, the town is enveloped in some of the most captivating countryside scenery. Convenient transport links include the M4 Junction 15, just 8 miles away, providing easy access to London and the West Country.



## Ground Floor

Approx. 44.3 sq. metres (477.3 sq. feet)



Total area: approx. 44.3 sq. metres (477.3 sq. feet)

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**LIVE**

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We would be delighted to show you around this property.

**Because every home  
needs a personal touch.**

**If you would like to view this  
property then please get in touch.**

📞 01672 514380

✉ [marlborough@mcfarlaneproperty.com](mailto:marlborough@mcfarlaneproperty.com)

[mcfarlaneproperty.com](http://mcfarlaneproperty.com)

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### **Cricklade.**

102 High Street  
Cricklade SN6 6AA

📞 01793 751044

### **Marlborough.**

106 High Street  
Marlborough SN8 1LT

📞 01672 514380

### **Old Town.**

28-30 Wood Street  
Swindon SN1 4AB

📞 01793 296880

### **Swindon.**

The Village Centre,  
Redhouse SN25 2FW

📞 01793 296600

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements