



**2 Harley Court London Road, Marlborough**  
Marlborough

Offers in Region of **£355,000**





## 2 Harley Court London Road

Marlborough, Marlborough

Stunning duplex apartment with river views near Marlborough High Street. Spacious over two floors with own entrance and parking. Three double bedrooms, high ceilings, en-suite, and no chain. Option to purchase Freehold. Viewing recommended.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

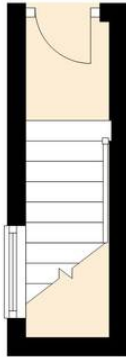
EPC Environmental Impact Rating: C

- Two Bathrooms
- Allocated Parking Space
- Duplex Apartment
- Three Double Bedrooms
- Walking distance of town centre
- Views over the River Kennet



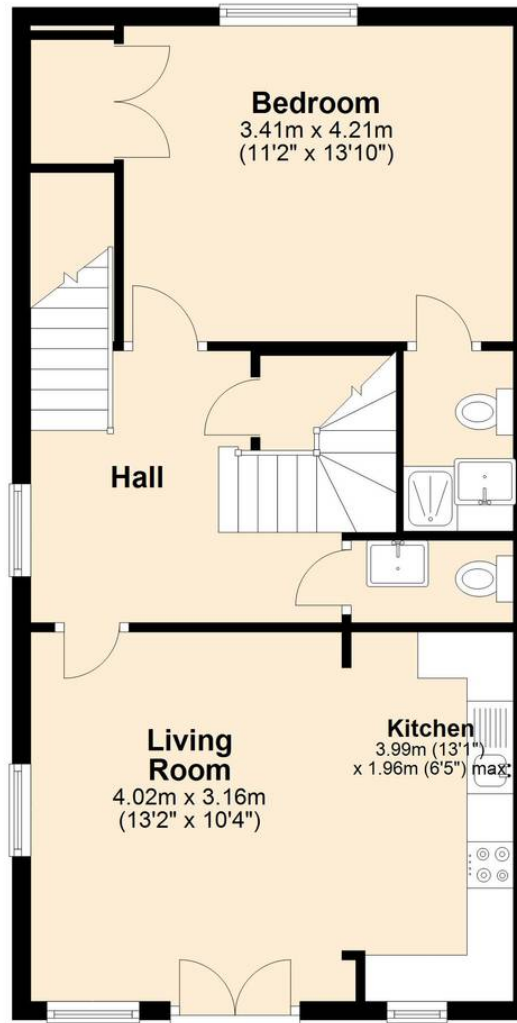
### Ground Floor

Approx. 3.1 sq. metres (33.1 sq. feet)



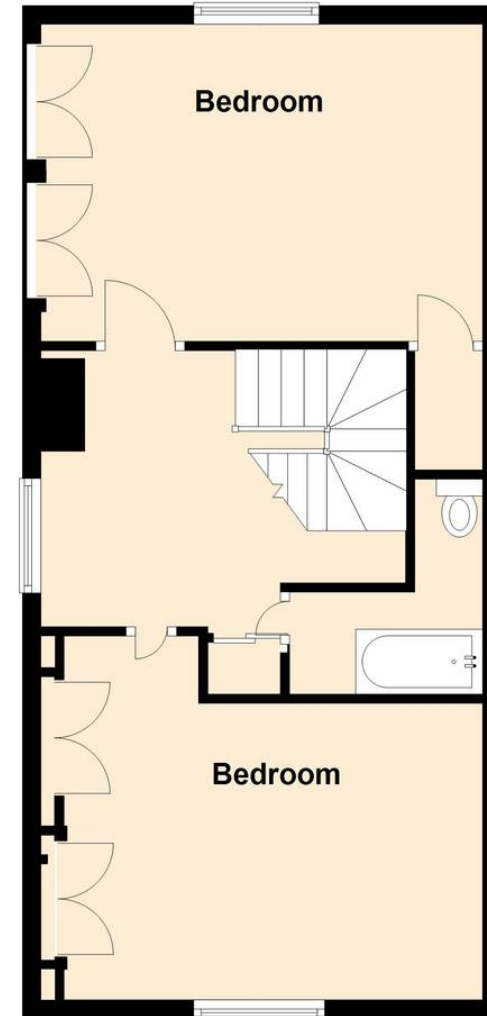
### First Floor

Approx. 55.0 sq. metres (591.5 sq. feet)



### Second Floor

Approx. 50.2 sq. metres (540.8 sq. feet)



Total area: approx. 108.3 sq. metres (1165.4 sq. feet)

## Marlborough Sales

McFarlane Sales & Letting, 106 High Street - SN8 1LT

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