



2 Harley Court London Road, Marlborough

Guide Price £355,000

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This stunning first floor duplex apartment with parking is a real gem. Tucked away at the end of a cul-de-sac giving security, this unique two floor apartment is within easy walking distance of Marlborough's famous wide High Street.

The French doors and Juliette balcony in the living room make the most of the outstanding views over the River Kennet. The principal bedroom with en-suite shower is on the 1st floor, the family bathroom and two further double bedrooms on the 2nd floor. All three bedrooms have built-in wardrobes.

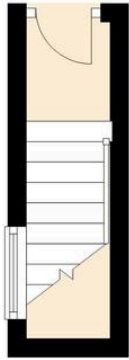
NO CHAIN

Leasehold, with option to purchase the Freehold.



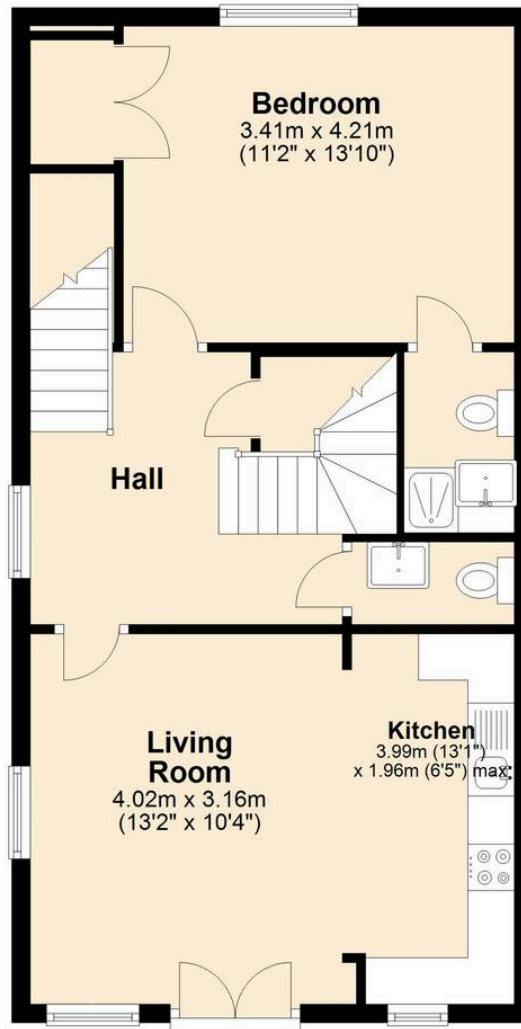
Ground Floor

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



First Floor

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



Bedroom
3.41m x 4.21m
(11'2" x 13'10")

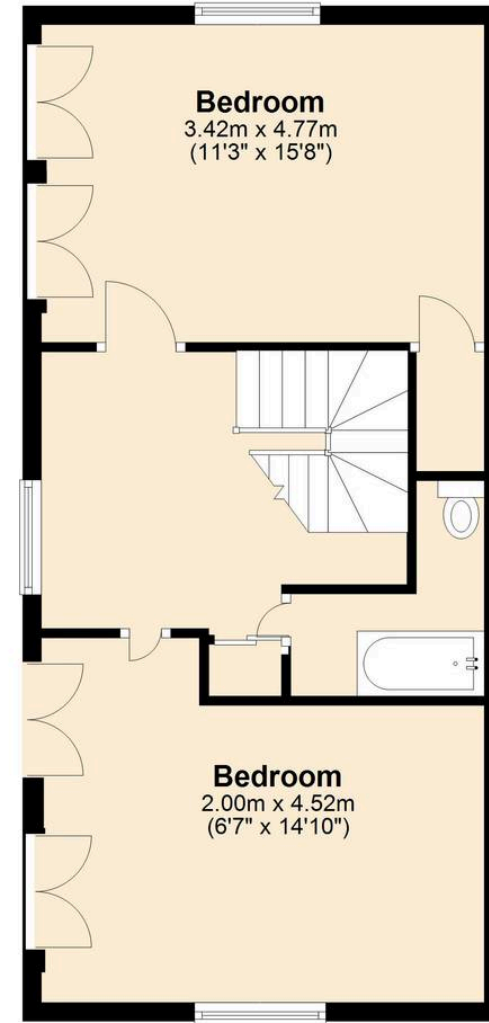
Hall

Living Room
4.02m x 3.16m
(13'2" x 10'4")

Kitchen
3.99m (13'1")
x 1.96m (6'5") max.

Second Floor

Approx. 50.0 sq. metres (537.8 sq. feet)



Bedroom
3.42m x 4.77m
(11'3" x 15'8")

Bedroom
2.00m x 4.52m
(6'7" x 14'10")

Total area: approx. 108.0 sq. metres (1162.4 sq. feet)

McFarlane Sales & Lettings

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