



📍 Flat 4 Wolsey House, 44-45 Kingsbury Street, Marlborough, Wiltshire, SN8 1JE

🔗 Offers In Excess Of £225,000

A spacious 2-bedroom top floor apartment situated just off the famous Marlborough high street, within a beautiful Grade II Listed building. The property will be offered with no onward chain.

- Spacious Top Floor Apartment
- In The Heart Of Marlborough
- 2-Double Bedrooms
- Well Appointed Kitchen/Diner With Breakfast Bar
- Generous Reception Room
- Communal Garden Space
- Wonderful Character Features
- Outlook To St Mary's Church From Communal Garden

🏠 Leasehold

🏠 EPC Rating C



A Grade II Listed, 2 double bedroom, top floor apartment, set in the heart of Marlborough and offered with no onward chain. Perfectly situated for all the fantastic amenities Marlborough has on offer and with a generous amount of space, this is a rare opportunity and certainly not one to miss.

Walking into this charming home, through the entrance hallway, off to your right is the generous 16ft reception room with lovely period features including exposed beams, wooden flooring and feature fireplace. The real heart of this apartment is the equally generous kitchen/diner, offering ample room for a large dining table for more space or more formal dining, and for your morning coffee, there is a breakfast bar. The kitchen also provides you with good cupboard and worktop areas, gas ring hob, electric oven and space for fridge freezer.

2 cosy, double bedrooms await, with space for storage and large wooden sash windows, flooding the room with natural light.

Externally, there is a communal garden to be enjoyed and as you step out of the communal garden, the beautiful St Mary's Church and Marlborough high street are just on your doorstep.

Situation

Marlborough is a historic market town located in the heart of Wiltshire and noted for its wide and picturesque high street and The College. The town provides excellent shopping facilities together with a twice weekly market, numerous cafes, restaurants and pubs and those with country and leisure pursuits are also well catered for. There is a good choice of both state and private schooling in the area and the town is well located within easy motoring distance of the larger employment centres of Swindon, Salisbury and Newbury. The M4 Motorway (J15) is approximately 7 miles distance providing fast road access to London, Bristol, and the West Country and rail links can be found in the nearby villages of Pewsey and Great Bedwyn offering services to London.

Property Information

Tenure: Leasehold. 177 years remaining on the lease. Ground rent is £150 and buildings insurance is £117.45 with a £28.15 admin fee.

Services: All mains services are connected.

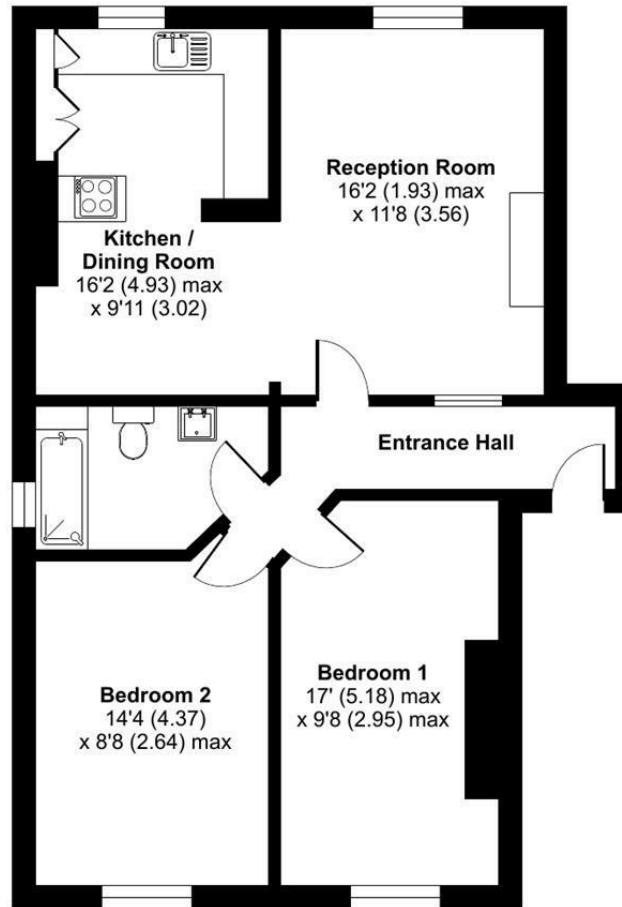
Agents note: The property is Grade II Listed and in a conservation area.



Kingsbury Street, Marlborough, SN8

Approximate Area = 827 sq ft / 76.8 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Strakers. REF: 1092264.

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