



17 Priory Court  
Marlborough





17

Priory Court  
Marlborough  
SN8 4FE

A well presented two bedroom home situated in an exclusive development of just 28 houses and apartments designed exclusively for the over 55's. All within walking distance to the High Street

• Two Double Bedroom • Lovely Gardens • Garden Room • Walking distance to High Street •

Guide Price £450,000



## Description

No 17 is a two bedrooms house offering Living Room, Dining Room, Cloakroom Garden Room, and Balcony. Kitchen by Manor Interiors is fitted with integrated appliances including oven, gas hob, microwave, dishwasher & fridge-freezer. There are two Bedrooms both with en-suites. To the rear is a lovely lawned garden with shrubs and flowering plants, a paved patio, garage and parking.

Priory Court is an exclusive collection of 28 two and three bedroom houses and apartments designed exclusively for the over 55's. The homes are stylish, energy efficient and easily maintained with Estate management service looking after the beautifully landscaped gardens.

## Situation

Priory Court is within walking distance of the town centre. Marlborough is a historic market town situated in the heart of Wiltshire. The wide and picturesque High Street holds a twice weekly market and has an excellent range of shops and boutiques. The town has a variety of schools and leisure facilities as well as offering a variety of restaurants and public houses. There is easy access to junction 15 of the M4 motorway approximately 7 miles to the north and the larger centre of Swindon lies just beyond. There are regular main line rail services to London Paddington from Pewsey or Swindon reaching the capital within 90 minutes.

## Directions

From Marlborough High Street, head in the Hungerford direction and along the London Road. On reaching the second mini roundabout, turn right up Salisbury Road and take the fourth turning on the left into Priory Court, No 17 will be found on the left hand side. Please park in the visitors space to the rear.

## Services & Council Tax

Local Authority: Wiltshire Council

Council Tax Band:

Mains water, electricity and drainage are connected.

Leasehold

1. Ground rent per annum £350
2. Service charge per annum - £2412



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.

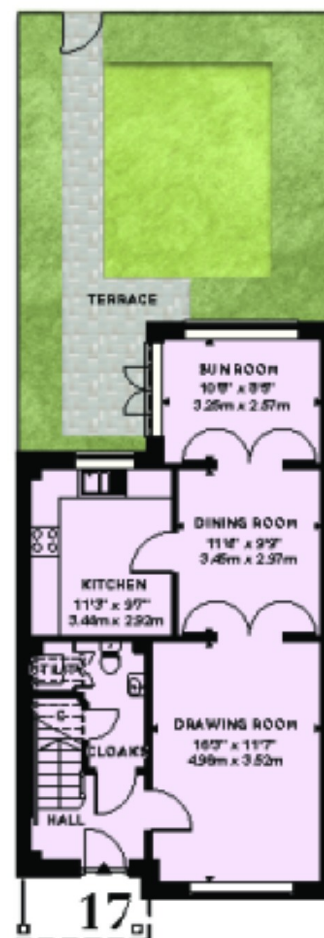
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



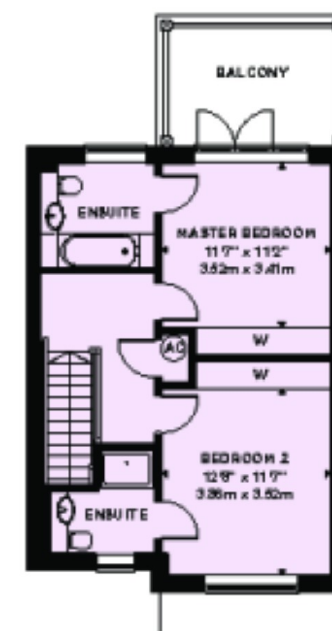


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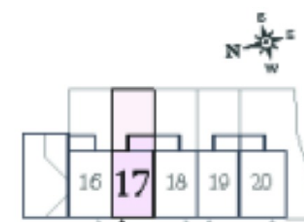
Two-bedroom house with sun room, terrace and balcony



Ground Floor



First Floor



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