



4 PRIORY COURT, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

4 PRIORY COURT, MARLBOROUGH, WILTSHIRE, SN8 4FE

Marlborough M4 (Junction 15) Approximately 8 miles. Rail link via Hungerford, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour.

Beautifully presented 2 bedroom ground floor apartment with use of a private garden in an excellent position on this highly thought of over 55's development. The property offers spacious and light accommodation throughout with the benefit of parking and easy access to the communal lounge.

* Reception hall * Sitting room with dining area * Kitchen * Two bedrooms *
* Two shower/bathrooms (1 en-suite) * Private garden * Allocated and visitor parking * Access to communal lounge and gardens *



MARLBOROUGH

The property is located on the edge of Marlborough, offering easy access in to town and to the surrounding countryside. Marlborough is a thriving, market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local shops, some of the major retailers and supermarkets including Waitrose and boasts a number of good quality restaurants. The Leisure Centre, cinema and Golf Club provide excellent sporting facilities.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. The M4, Junction 15 is within 8 miles giving access to London and the West Country. There are mainline rail services from Pewsey, Hungerford, Swindon or Great Bedwyn to London Paddington.



THE PROPERTY

This character 2 bedroom apartment was built in 2016 by Beechcroft The apartment can be found at the rear of the building on the ground floor. The front door in to the apartment opens on to a spacious hallway with fitted storage cupboards. At the end of the hall, the sitting room has an electric feature fireplace and plenty of space for a dining table. The sitting room is open plan in to the kitchen which is fitted with a comprehensive range of good quality floor and wall mounted units incorporating fitted appliances. The two double bedrooms both have views over the garden and have fitted wardrobes. The main bedroom has an en suite shower room with a large shower, while the second bedroom has use of a bathroom opposite. The communal lounge is close by as is the guest bedroom suite which is available to rent for visitors.

GARDEN & GROUNDS

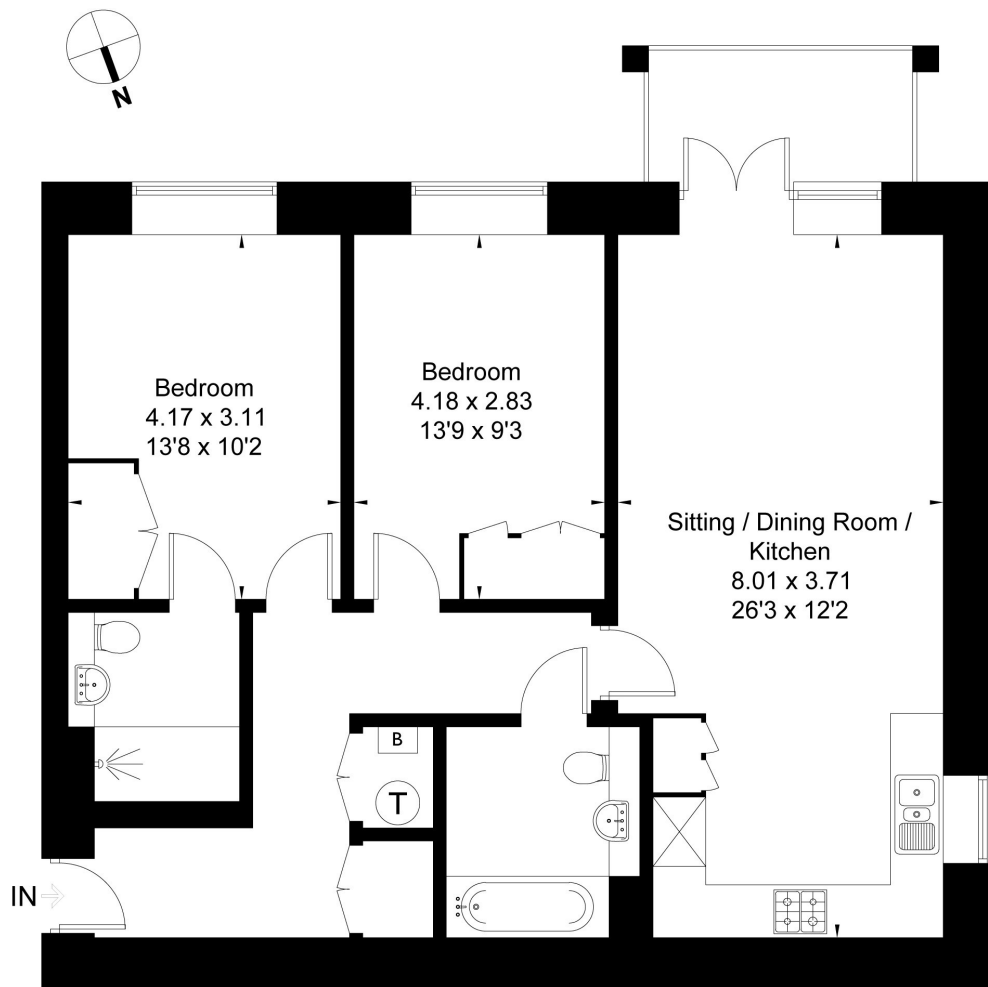
The apartment is situated at the rear of the building and has use of a south facing private garden with French doors from the sitting room leading on to a paved terrace. The garden is laid to lawn with shrub borders. The garden is maintained as part of the maintenance charge. The property has one allocated parking space (marked D), while there are several visitor parking spaces.

CHARGES

£392/month service charge covering gardening, window cleaning, external maintenance, onsite estate manager services, road maintenance and access to the communal lounge and garden. A guest apartment is available to rent for visitors subject to availability. Ground rent: £350/year. **TENURE:** 999 year lease from 2016.

SERVICES All main services connected. Council tax band E.

Approximate Area = 81.4 sq m / 876 sq ft
Including Limited Use Area (1.6 sq m / 18 sq ft)



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 310774

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



COMMUNAL LOUNGE

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