



# Pegasus Homes Agency Services

29 Fleur de Lis  
London Road  
Marlborough  
Wiltshire  
SN8 2FN

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**£350,000 leasehold**

# Property Details

## Apartment 29 Marlborough

Renaissance Marlborough has been designed and built for the over 60's looking for an independent lifestyle, here you'll find a thriving community where long lasting friendships are made. Our dedicated host oversees this charming community of beautifully appointed one and two bedroom apartments. Complemented by shared facilities including a thriving owners lounge and kitchenette, a guest suite for visiting family and friends to use and beautifully landscaped gardens.

This superb two bedroom second floor apartment has beautiful views across Marlborough's Bowling Green. Apartment 29 has well planned accommodation, including a generous size lounge/diner with a southerly facing Juliette balcony. The accommodation is versatile, with pocket doors from the lounge/diner leading to the 2nd bedroom or separate dining area. The thoughtfully designed kitchen is fully integrated with NEFF appliances all set under a silestone worktop. The luxury shower room offers Porcelanosa wall and floor tiles, premium Villeroy & Boch sanitary ware and heated towel rails. From the main bedroom you'll wake up to views over the Bowling Green, the bedroom is a good size double bedroom and is complemented with fitted wardrobes and en-suite shower room.

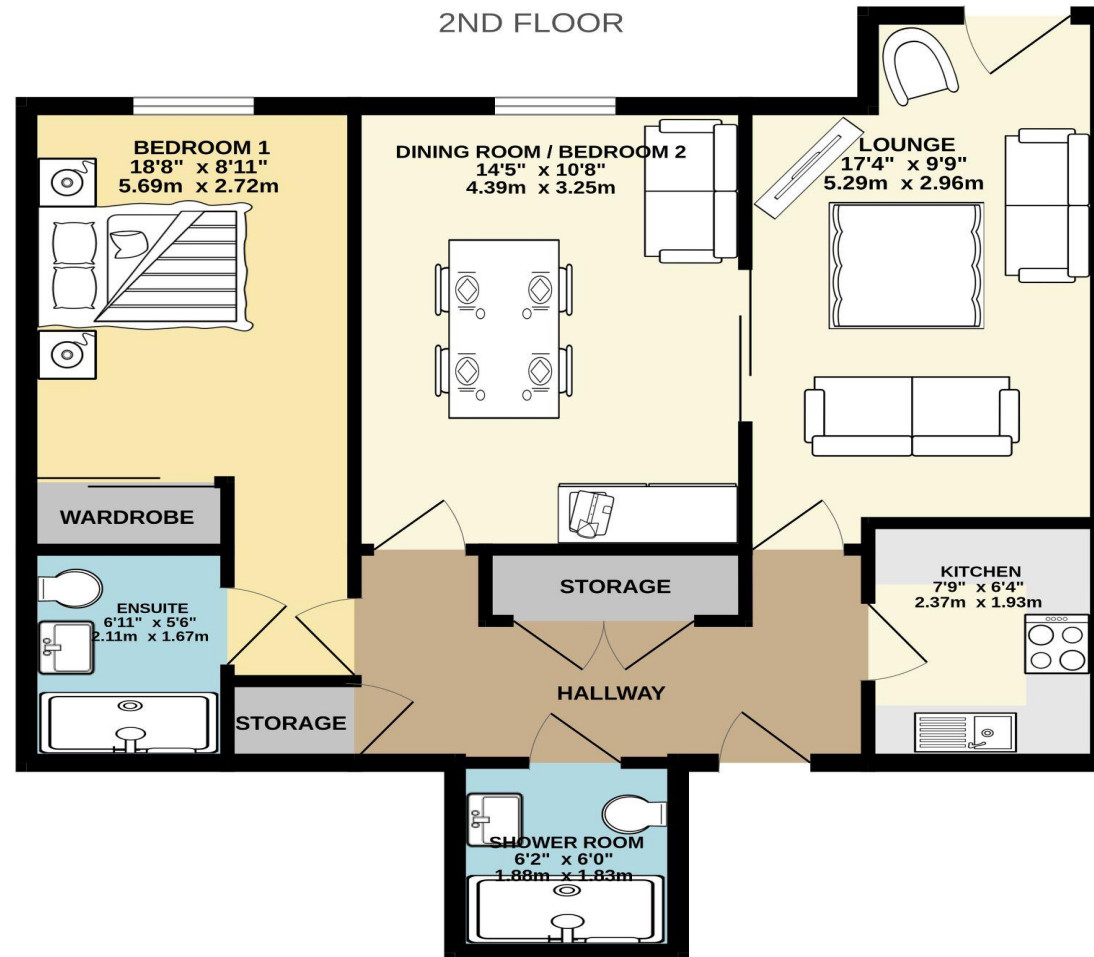
Located close by is the bustling high street where you will find numerous independent shops, restaurants, pubs and cafes' to suit all pockets and palates.

## Independent Later Living in Marlborough

- Unique opportunity to purchase a second floor two-bedroom apartment with south facing aspect
- Host on site to ensure the smooth running of the development Mon - Fri 9am - 4pm
- Exclusive on-site amenities which include a thriving owners' lounge, guest suite and beautifully landscaped gardens
- Versatile accommodation
- Pets are welcome
- 24 care line for your safety, security & peace of mind
- CCTV door entry system
- On site parking available
- Lift access to all floors



# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Property images













# Book your viewing

T 01962 418070

E [resales@pegasushomes.co.uk](mailto:resales@pegasushomes.co.uk)

Term of lease 250 years from 1st February 2017 with 244 years remaining

Service Charge £5605.00pa (reviewed annually)

Ground rent £712.00 pa.

The next Ground Rent Review date: shall be 1st February 2027 and thereafter every fifth anniversary of that date during the Term.

Council tax band : D

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These details are produced for guidance purposes only and complete accuracy can't be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. No apparatus, equipment, fixture or fittings have been tested. Items shown in photographs are not necessarily included in the sale. Please check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel cost.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 85 B	← 85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		