



3 FLEUR DE LIS, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

3 FLEUR DE LIS, LONDON ROAD, MARLBOROUGH, WILTSHIRE, SN8 2FN

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 in an excellent position on this highly thought of over 60's development. The property offers spacious and light accommodation with three doors onto three separate terraces and easy access to communal areas.

* Reception hall * Living room with dining area * Fitted kitchen * Two bedrooms *
* Two shower/bathrooms (1 en-suite) * Parking available * 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 such as Rick Steins. 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 superb ground floor apartment is quietly located on the ground floor of this well regarded development. The property has beautiful accommodation including a generous sitting room with plenty of space for a dining table and a door leading to a patio area. Pocket double doors from the sitting room lead in to the 2nd bedroom or separate dining area as required, again this room has a door to a patio.

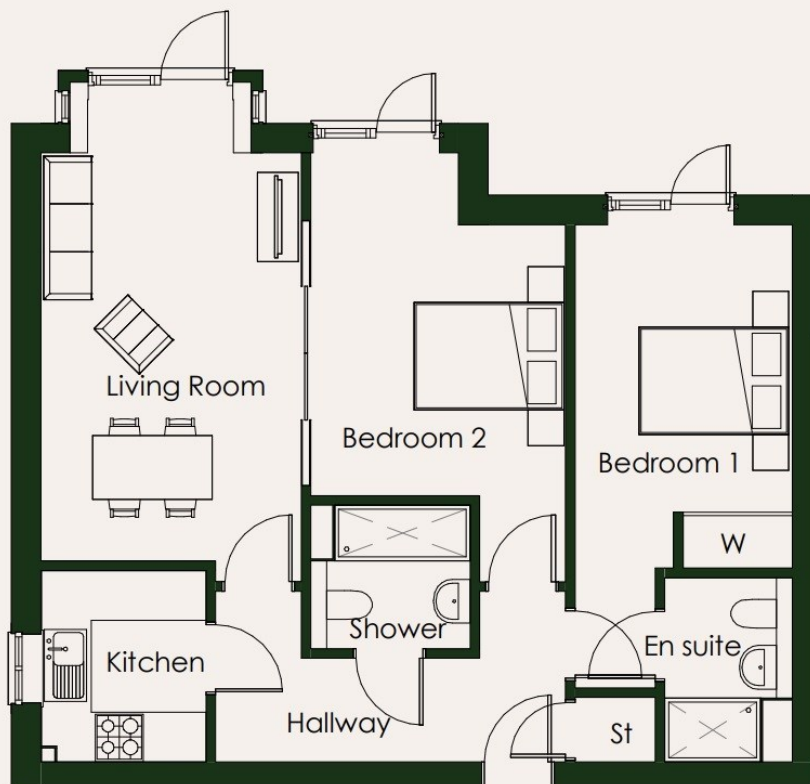
The kitchen is fully integrated with NEFF appliances all set under a Silestone worktop. The kitchen has a west facing window and there is also a water softener.

The main bedroom is a good size double bedroom with a door to a separate terrace and is complete with a fitted wardrobe and an en-suite shower room fitted with Porcelanosa wall and floor tiles, Villeroy & Boch sanitary ware and a heated towel rail. Off the hall way, the generous bathroom is similarly equipped with high quality fittings. There is a water softener fitted in the hallway cupboard.

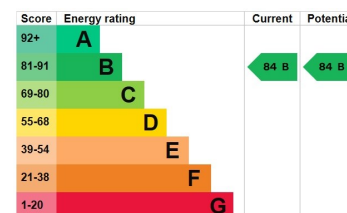
GARDEN & GROUNDS

The property includes use of an owners' lounge providing events for residents and complete with kitchen area, a guest suite available for friends and family use and beautifully landscaped gardens. There is an on site concierge during office hours.

LEASE AND CHARGES Term of lease 125 years from 1st February 2017. Service Charge £5,393.52 pa (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. Parking space £250 pa subject to availability. Council tax band : D



Apartment 3	Metric	Imperial
Kitchen	2.40 x 2.07	7' 10" x 6' 9"
Living Room	5.78 x 3.26	18' 12" x 10' 9"
Bedroom 1	3.61 x 2.73	11' 10" x 8' 11"
Bedroom 2	4.30 x 3.20	14' 1" x 10' 6"
Total	69.41 m²	747.1 sq ft



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