



30 MAURICE WAY, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

30 MAURICE WAY, MARLBOROUGH, WILTSHIRE, SN8 3LG

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

**A well presented and maintained ground floor apartment located in a convenient position on the edge of Marlborough.
The property benefits from spacious living accommodation and a private parking space.
NO ONWARD CHAIN**

* Entrance hall * Sitting/dining room * Kitchen * Two bedrooms *
* Bathroom * Parking * Gas central heating * No chain *



MARLBOROUGH

Maurice Way is located on the edge of Marlborough, offering easy access in to town and to Savernake Forest/. Marlborough is a thriving, market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local shops, an independent cinema, some of the major retailers and supermarkets (including Waitrose) and boasts a number of good quality restaurants such as Rick Steins. The Leisure Centre 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 modern ground floor apartment was built by David Wilson Homes in 2007. Internally, the property offers well proportioned accommodation. The main communal entrance hall can be found to the rear of the block. The apartments entrance hall has a telephone door entry system and two useful storage cupboards. The generous size sitting/dining room has French doors to a Juliet balcony. Just off the sitting room is the fully fitted kitchen with plenty of storage and space for a fridge freezer, dishwasher and a washing machine. The kitchen also has the wall mounted gas boiler. The main bedroom is a good size double with a built in wardrobe and the second bedroom is a large single room. The bathroom is also spacious and has a white suite with an over bath shower.

GARDENS

There is a small communal lawned garden to the front of the apartments, however, the ancient Savernake forest is nearby and offers lovely walks and bike rides. The property also benefits from having it's own private parking space.

SERVICES

All mains services connected.

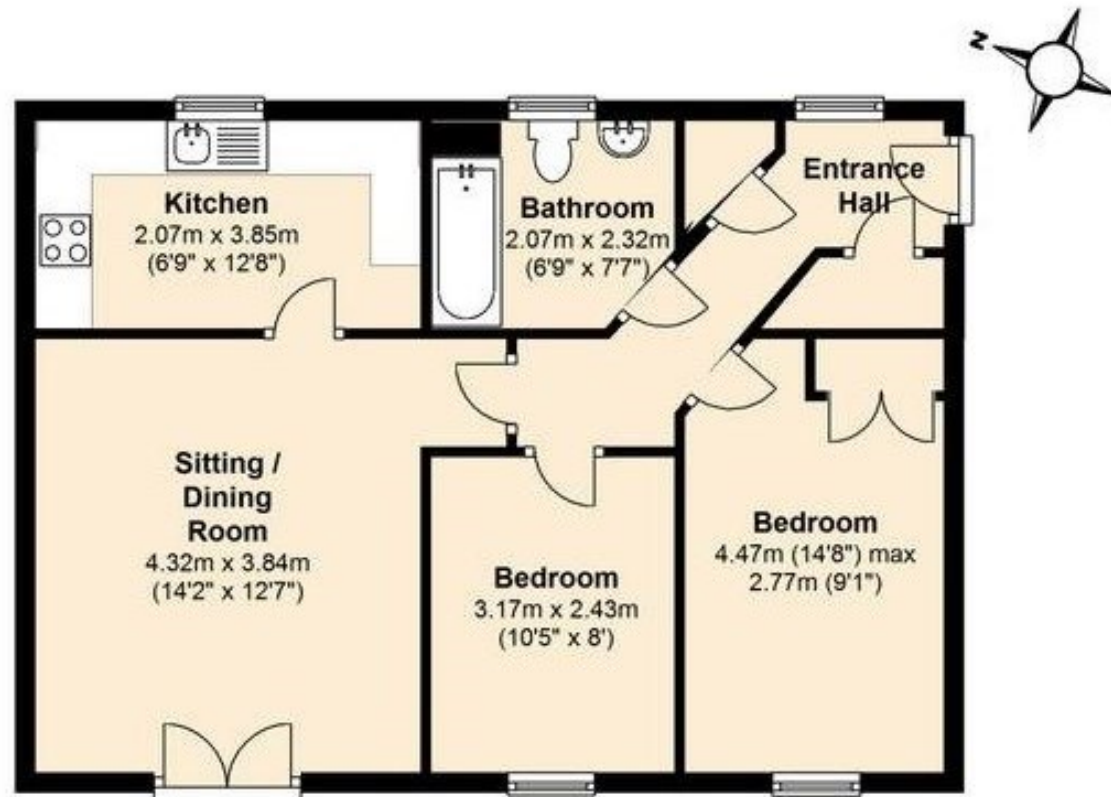
CHARGE & LEASE

Service charge £233.52 per month. Remaining lease 172 years.



Floor Plan

Approx. 56.3 sq. metres (605.8 sq. feet)



Total area: approx. 56.3 sq. metres (605.8 sq. feet)

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

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