



48 CASTLE COURT
MARLBOROUGH, WILTSHIRE

BREARLEY & RICH
ESTATE AGENTS

48 Castle Court, Marlborough, Wiltshire SN8 1XG

M4 (Junction 15) Approximately 7miles; Rail link to London Paddington from Hungerford (7.5 miles) in approximately 1 hour.

An outstanding modern lift served 2nd floor apartment for residents aged 60+ and located within a short distance of Marlborough town centre. The property has been much improved by the current owner and includes a private outside terrace in addition to a delightful communal garden. The development also benefits from a private car park.

*** Central location * Entrance hall * Sitting/dining room * Sun room * Kitchen * 2 bedrooms * Shower room * Private terrace * Communal garden *
* Residents communal sitting room, conservatory and laundry * Car park ***



MARLBOROUGH

Marlborough is an historic and thriving market town. The town has an extensive range of quality independent and well known retailers and high street shops, public houses, restaurants and cafes along with plenty of amenities including: the famed Marlborough College, an independent cinema, a sports centre and an excellent state secondary school, St. Johns. Marlborough is sited along the M4 corridor close to J15 (7.5miles) and has nearby rail links from either Pewsey, Great Bedwyn, Swindon or Hungerford to London and the west. Marlborough is surrounded by glorious countryside and Savernake forest.



The Property

Entering through the front door, the light hall way leads in through double doors into a large light and airy reception room, superb for entertaining with plenty of sitting and dining space. The kitchen, off the dining area is fitted with modern wall and base units and has space for a fridge/freezer and dishwasher.

Beyond the sitting area there is a lovely sun room with fitted storage and French doors opening on to the terrace which provides a sunny spot for outdoor dining.

The main bedroom is a lovely bright room with wardrobe storage. The second bedroom is a also good size room and is currently used as an occasional bedroom and study. The shower room has been modernised with a double shower, WC and a wash basin.

Outside

Castle Court is set in well tended gardens with a south and westerly aspect that overlooks the river Kennet. This pleasant communal garden has many mature trees, a large lawn area, courtesy lighting and a sun terrace. To the front and side of the building are unallocated parking spaces utilised on a first come, first served basis.

Castle Court

Castle Court is within a short and largely level walk to Marlborough's High Street, with its many shops, restaurants and cafés etc. Castle Court is also situated close to semi-rural walks and is highly regarded as being in the most advantageous retirement location within Marlborough. The development has a House Manager, call monitoring service with alarm cords in every room and an alarm and intercom entry system. There is also a communal sitting room and a laundry room. A guest room is available by prior arrangement with the House Manager.

Lease & Maintenance

The age covenant at this property is over 60. There is a 99 year lease (from 1 April 1990), no ground rent and the annual service charge for 2024 is £3,685.47 per annum inclusive of buildings insurance, alarm monitoring, lift maintenance, exterior window cleaning, communal gardening, sinking fund and water and drainage. The managing agents are Grange Management (Southern) Limited.

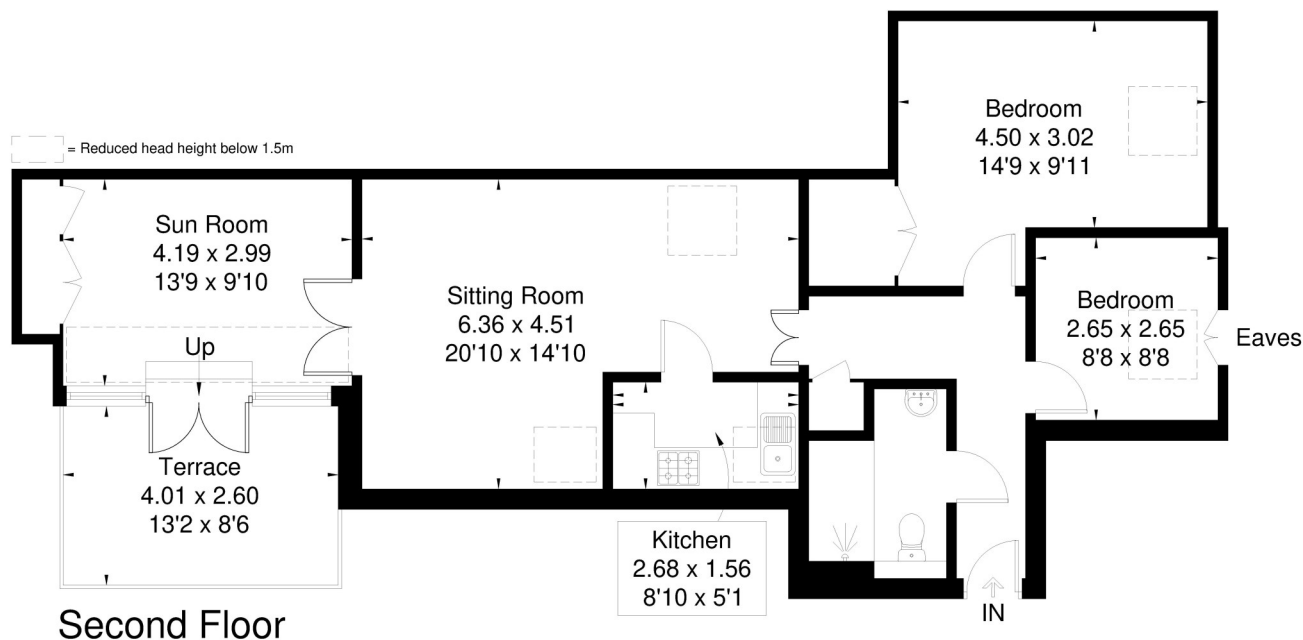
Services

Mains electricity, water and drainage. Electric heating via modern storage and convector heaters.

Council Tax

Band D.

Approximate Floor Area = 81.9 sq m / 881 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #67963

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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