



**8 CHURCHILL COURT, KELHAM GARDENS,  
MARLBOROUGH**

**BREARLEY & RICH**  
ESTATE AGENTS



# **8 CHURCHILL COURT, KELHAM GARDENS, MARLBOROUGH, WILTSHIRE, SN8 1LD**

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

**Ground floor one bedroom apartment in an excellent position with direct access to gardens on this highly thought of over 60's development. The property offers spacious and light accommodation throughout with easy access to the communal sitting room and riverside gardens.**

\* Reception hall \* Sitting room with dining area \* Kitchen \* Double bedroom \*  
\* Modern shower room \* Communal sitting room \* Communal garden \* Car park (non allocated) \* Level walk to town centre \*



## **MARLBOROUGH**

Kelham Gardens is a no through road close to the centre 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 and Dans. 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

Churchill Court is a lovely over 60's development built in 2001 by McCarthy & Stone. This one bedroom apartment can be found on the ground floor, a short walk from the reception area and the communal sitting room. The property benefits from being southerly facing with direct access to the riverside gardens from the sitting room. Off the sitting room there is a kitchen with a fitted hob and oven and space for a fridge, freezer or dishwasher. The hall way leads to the double bedroom, with fitted wardrobes. There is a modern shower room with large walk in shower. There is further fitted storage in the hall and a large fitted cupboard off the living room. The communal sitting room offers plenty of space with glazed doors looking on to the river. There is a kitchen area within this communal sitting room. Residents also have use of a laundry room.

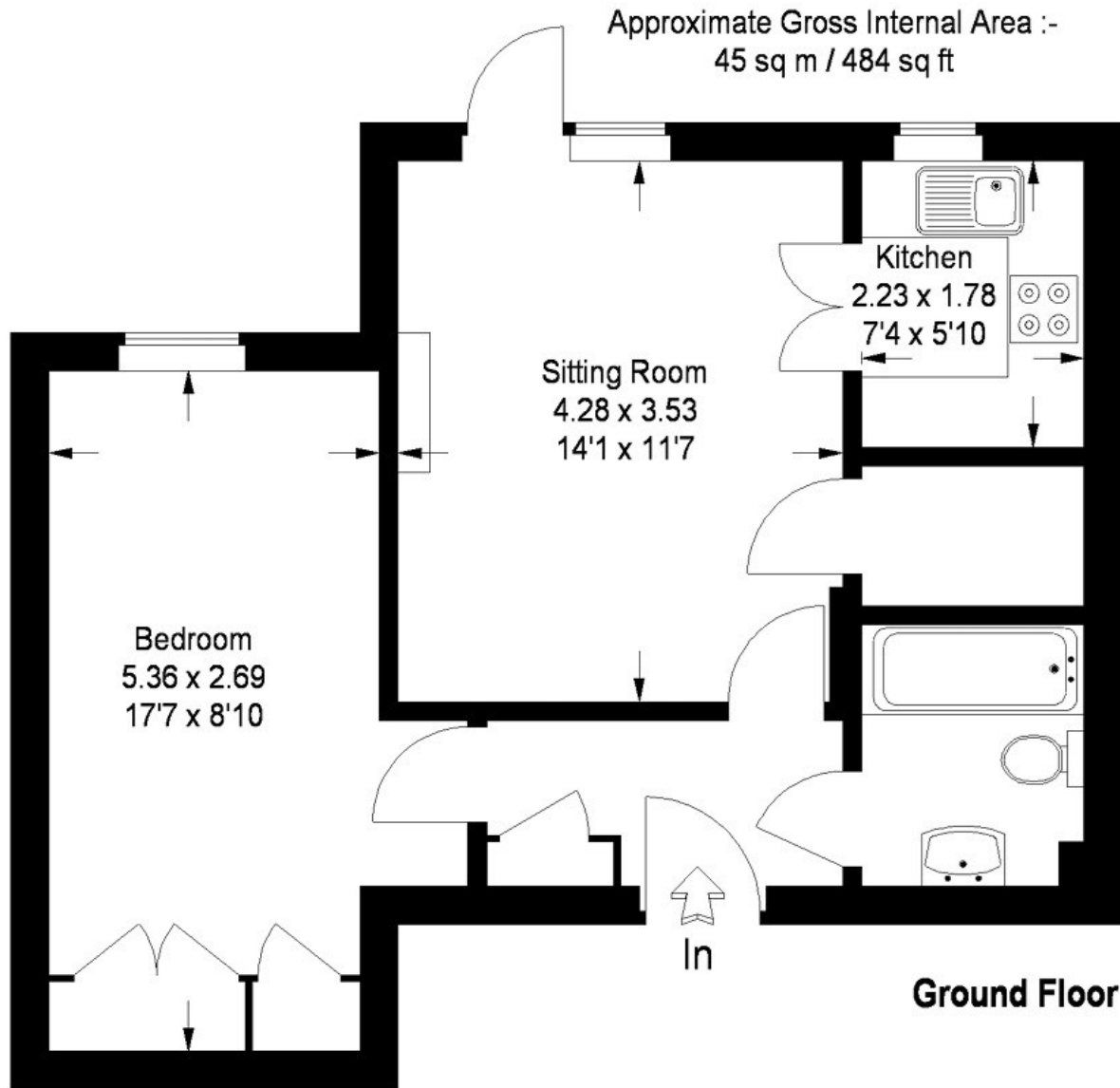
### GARDEN & GROUNDS

There are communal riverside gardens to the rear and side of the property which can be accessed directly from the apartment or from the residents sitting room. Private parking is available on a first come first served basis.

### CHARGES

£1,610.93/6 months service charge (TBC) covering water and drainage, building insurance, gardening, external window cleaning, external maintenance, onsite house manager services, maintenance of fire alarm and lift and 24 hour care line, together with maintenance and lighting and heating of communal areas including sitting room and laundry room. A guest apartment is available to rent for visitors subject to availability. Ground rent: £350/year.

**TENURE:** 125 year lease from 2001. **SERVICES** Mains water, electricity and drainage. Electric heating. Council tax band; D.



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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