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# Marlborough *Fleur-de-Lis*

APARTMENT 27



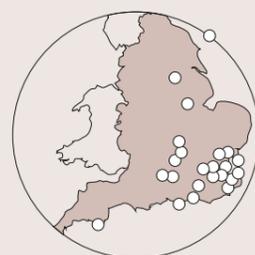
Lease term	Leasehold
	242 years remaining 250 years from the 1st February 2017
Service charge	£5,605 per annum Reviewed annually
Ground rent	£595 per annum
Ground rent review date	February 2027 Ground rent reviewed as of 1st February 2022 and every fifth anniversary thereafter.
Council tax banding	D
EPC	B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Exclusively for those over 60

London Road  
Marlborough  
Wiltshire  
SN8 2FN

Buy for  
£360,000



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APARTMENT 27

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## Details

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A safe and secure later living community created exclusively for those over 60, Fleur-de-Lis Marlborough is set close to the heart of the bustling Wiltshire market town.

Apartment 27 is a stunning two bedroom home within a secure, gated development, located on the second floor overlooking the bowling green with its southerly aspect. Presented in excellent condition this beautifully maintained, versatile home offers bespoke fitted furniture in the living room and the second bedroom / reception room. The kitchen is fully integrated with NEFF appliances and has high quality Silestone work surfaces. Two luxury shower rooms, one being an ensuite are fitted with Premium Villeroy & Boch sanitary ware.

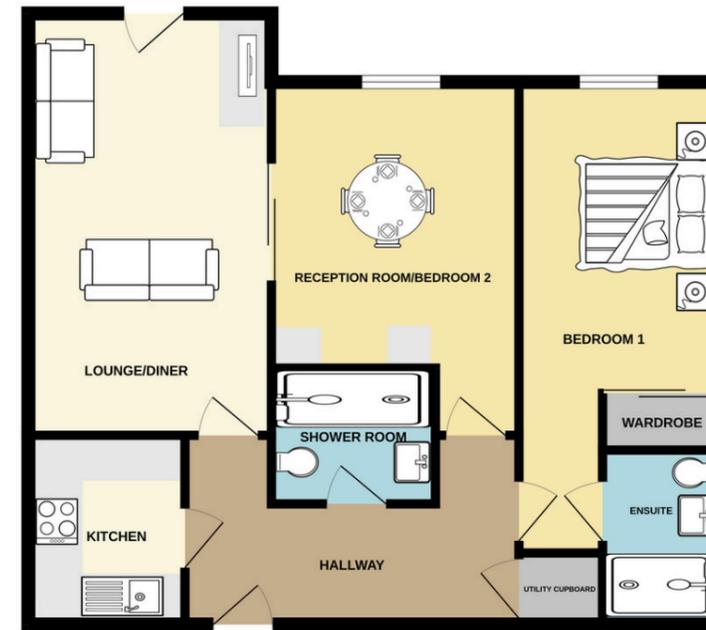
This charming community also boasts a communal lounge and beautifully landscaped gardens, where residents can enjoy social gatherings and events from weekly coffee mornings, film and board game evenings and so much more.

## Highlights

-  Landscaped gardens
-  Communal lounge
-  Lift to all floors
-  Guest suite
-  Friendly on-site team
-  Close to the high street
-  Parking (£250 per annum) subject to availability
-  24-hour emergency call system

## Floorplan

Second Floor



Lounge / Diner	17'9 x 10'2"
Kitchen	7'10 x 6'7"
Bedroom 1	15'5 x 8'10"
Ensuite	7'3 x 4'11"
Bedroom 2	12'2 x 10'2"
Shower Room	6'11 x 5'9"
Total Area	728 sq ft



Clockwise | Lounge / Diner | Kitchen | Bedroom 2 | Shower Room



Clockwise | View over the bowling green | Communal lounge | Landscaped gardens