



16 CHURCHILL COURT, KELHAM GARDENS
MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

16 Churchill Court, Kelham Gardens, Marlborough, Wiltshire. SN8 1LD

Marlborough High Street 0.3 miles, M4 (Junction 15) Approximately 7miles. Rail link to London Paddington from Hungerford (7.5 miles) in approximately 1 hour.

A larger than average ground floor two bedroom over 60's apartment located within a short distance of the centre of the historic market town of Marlborough.
This popular development is well-served with a guest suite, laundry room, residents lounge and kitchenette.
The beautiful communal grounds are flanked by the pretty river Kennet.

* Hall * Double aspect living/dining room * Kitchen * 2 Bedrooms * Bathroom * Cloakroom *
* Residents lounge * Communal gardens * Parking (first come first served basis) * Communal laundry and refuse rooms *
* Lift * Guest suite * Development manager *



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, 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

This spacious apartment occupies a lovely position in the corner of the development. Entering from the corridor there is a spacious hall with fitted storage and a cloakroom. The 17' living/dining room is double aspect with a door to the front on to a small patio area. There is a feature electric fireplace and underfloor heating. The kitchen is located off the dining area and is fitted with a range of modern units with space for dishwasher/fridge etc. There are two double bedrooms, one with fitted wardrobes and the other also having space for a desk for use as a study area. Finally off the hall there is a bathroom with WC, basin and bath with shower over. Both the bathroom and cloakroom have underfloor heating.

The Communal areas include a large residents lounge with a modern kitchenette. There is also a very useful guest suite on the ground floor available to rent for visiting guests if required. There is a laundry room close by with washing machines and driers and stairs or a lift to upper floors..

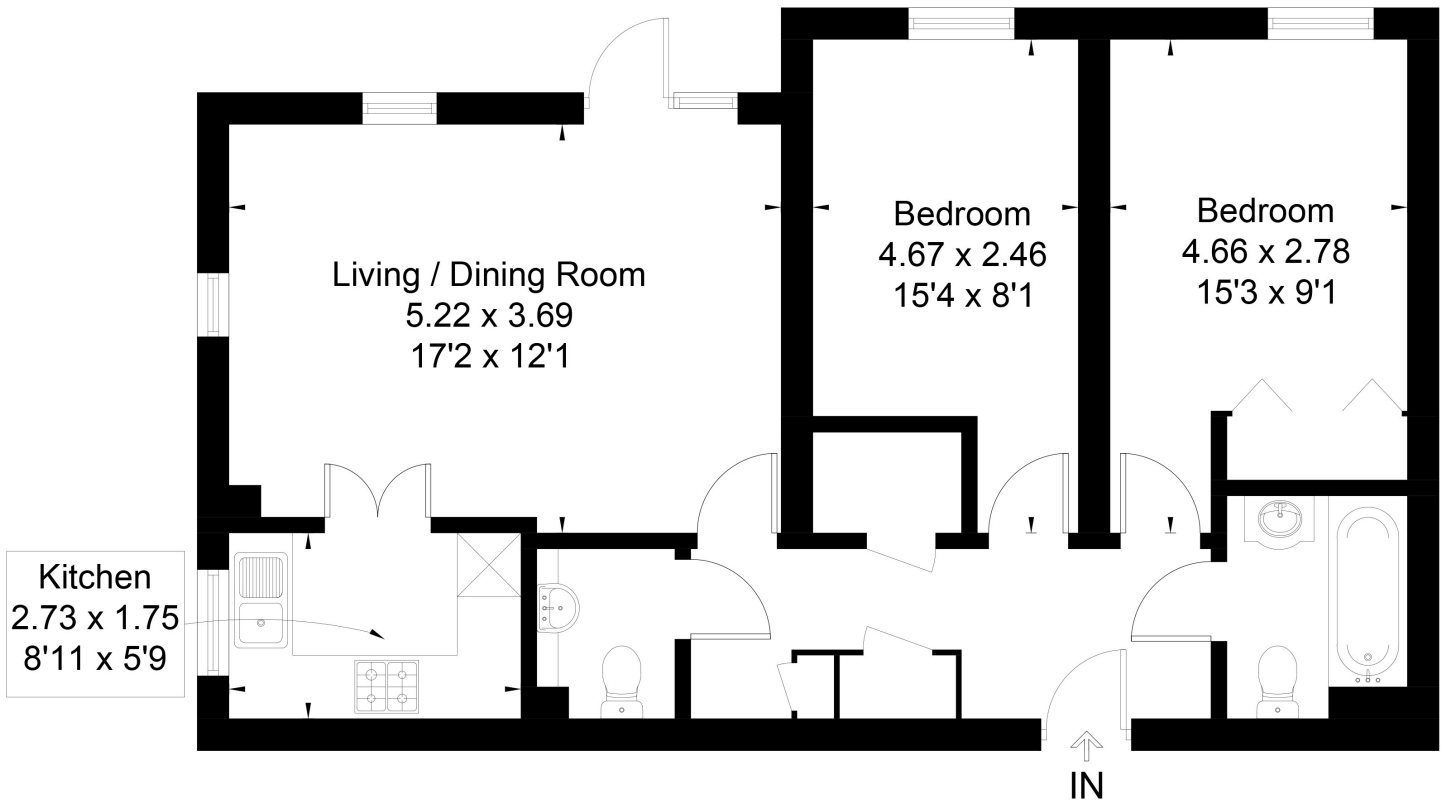
OUTSIDE

The development benefits from a beautiful communal garden that is predominantly laid to lawn with the river Kennet meandering by to the side. Parking to the front of the development is available on a first come first served basis. Directly outside the apartment there is a small patio and gravelled area which the owners have looked after and which provides a sunny spot in the morning.

TENURE

Leasehold, 125 years from 2001. Ground rent £410/year. Management charge approx. £4000/year. Building managed by First Port management company. Council Tax Band E.

Approximate Floor Area = 66.9 sq m / 720 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 #95314

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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