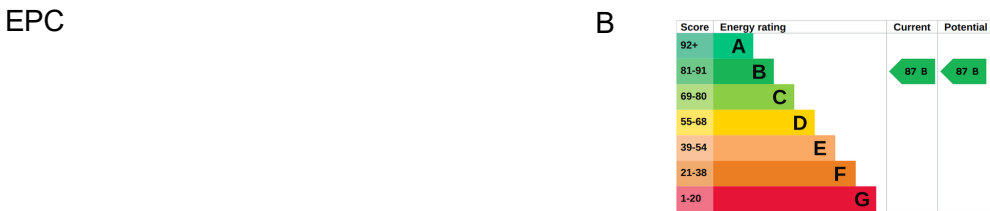


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01672 340 006
marlborough@pegasushomes.co.uk



Lease term	Leasehold
	242 years remaining 250 years from the 1st Feb 2017
Service charge	£6,525 per annum Reviewed annually
Ground rent	£650 per annum
Ground rent review date	February 2027 Ground rent reviewed as of 1st February 2022 and every fifth anniversary thereafter.
Council tax banding	E



Marlborough Wiltshire

APARTMENT 11



London Road
Marlborough
Wiltshire
SN8 2FN

Purchase price
Offers in excess
of £400,000



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Marlborough Wiltshire

APARTMENT 11

EXCLUSIVELY FOR THOSE OVER 60

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Details

Purchase price
Offers in excess of £400,000

Created exclusively for those over 60, Fleur-de-Lis Marlborough is located within easy access of the bustling high street where you'll find numerous independent shops, restaurants, pubs and cafés to suit all pockets and palates. This charming community boasts a communal lounge and beautifully landscaped gardens, where residents can enjoy social gatherings and events. A dedicated on-site team is also on hand to ensure the smooth running of this beautiful community.

Apartment 11 is a beautifully appointed first floor apartment set over two floors. The first floor consists of a bright and spacious sitting / dining room, a luxury kitchen with integrated appliances all set under a silestone worktop, generous bedroom with dressing area and ensuite and a separate cloakroom. The second floor consists of a further bedroom with ensuite, built in wardrobes, additional storage and a versatile mezzanine space which could be used as hobbies room, study or even an occasional bedroom.

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

First Floor



Second Floor



Sitting / Dining	18'1" x 10'6"
Kitchen	7'10" x 6'10"
Bedroom 1	14'5" x 10'10"
Ensuite	6'11" x 6'7"
Cloakroom	6'10" x 4'11"
Bedroom 2	19'5" x 10'1"
Ensuite	7'5" x 6'2"
Total Area	1,170 sq ft



Clockwise | Living / Dining | Kitchen | Bedroom 2 | Mezzanine space



Clockwise | Landscaped gardens | Communal lounge | Landscaped gardens