



20 St Luke's Court, Hyde Lane, Marlborough, Wiltshire SN8 1YU

A spacious two-bedroom cottage with a large enclosed patio garden and a garage nearby, overlooking beautiful courtyard gardens within walking distance of local shops.

Entrance Hall

Downstairs Shower Room

Sitting Room

Dining Room

Kitchen

Two Double Bedrooms

Bathroom

Garage

Patio Garden

**150 year Lease
(from 1998)**

No Ground Rent

55+ Age Covenant.

The Property

20 St Luke's Court is a well proportioned and thoughtfully designed two bedroom cottage on this impressive development.

The semi open-plan design of the spacious sitting room and dining room creates a very generous living area. There is a fitted kitchen with integrated Bosch appliances including integrated dishwasher. The kitchen also has a microwave. French doors from the dining room, and the kitchen door, lead out onto the attractive large, enclosed west facing patio garden. There is a cloakroom / shower room downstairs off the entrance hall which holds space for a freestanding washing machine.

Upstairs are two double bedrooms, both with fitted wardrobes. The master bedroom has direct access to the bathroom.

There is electric storage heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage.

A single garage, with light and power, is located in a block nearby.

Guide Price: £590,000 (Leasehold)

Directions to St Luke's Court

From Junction 15 of the M4 take the A346 south to Marlborough. As you approach the town up Port Hill and with Marlborough Golf Club on your right at the fork in the road bear right into The Common.

At the T junction turn right into Free's Avenue and then left into Hyde Lane. After about 75 yards bear right and the entrance to St Luke's Court will be found on your left.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01672 516848 / 07384 816 867 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



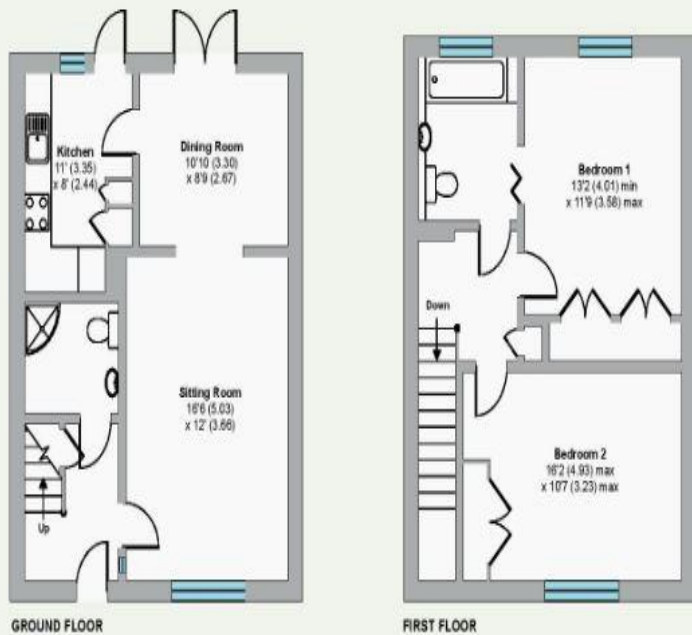
Bedroom 1



Bedroom 2



Bathroom



Rear Garden

Approximate Gross Internals: 95m² / 1023 ft² Service Charge: £8516 pa

Energy Performance Rating: D

Council Tax Band: G

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

St Luke's Court

At its centre, St Luke's has an impressive Grade II building with an interesting history. Built in a cruciform pattern in Bath stone in 1837 as a workhouse for 180 inmates, it became a children's hospital and then a school, before its final transformation into luxury accommodation. There are other cottages of complementary architecture, together forming four individual garden squares, each with a different theme, including a herb garden. St Luke's overlooks the Marlborough Downs and is just a short walk from the centre of the town.

The vibrant market town of Marlborough is a place of enormous provincial charm, known for its broad high street of timber-framed buildings and Georgian architecture, which testify to the prosperity it has enjoyed over the centuries. The town has an excellent array of shops, with high-street brands, designer boutiques and antique shops in abundance, and many excellent pubs and restaurants. There is also a twice-weekly market and a monthly farmers' market. Close by is the ancient Savernake Forest, one of the largest and oldest forests in England, which offers wonderful walks and glorious scenery. When you want to enjoy a day out in a larger town, you'll find Swindon, Chippenham, Newbury and Bath all less than one hour away.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance

-  21 PROPERTIES BUILT 1998
-  RESIDENT ESTATE MANAGER
-  GUEST SUITE
-  LAUNDRY FACILITY
-  GARDENER
-  MINIBUS SERVICE



The gardens/grounds at St Luke's



Marlborough Town Hall



Savernake Forest



Bath

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