



**14 Cardigan House, Ailesbury Court,
Marlborough, Wiltshire, SN8 1AA**

A stunning, contemporary 2nd floor apartment of 1475 sq ft with 3 bedrooms, situated in Marlborough town centre with far reaching views

Marlborough High Street 70 yds, Swindon 11 miles, Hungerford 9 miles, Pewsey 6 miles (London Paddington 55 mins, 1 hour, 1 hour 10 mins respectively), M4 at junction 15 10 miles, junction 14 14 miles

Location

Marlborough, is a thriving and expanding market town with an extensive range of national traders such as Waitrose, Space NK, Mint Velvet The White Company, Boots and Specsavers. The town also boasts a twice-weekly market and has excellent restaurants including Dan's, Pino's, and Rick Stein's, as well as the newly opened independent boutique cinema. Swindon lies 11 miles to the north with Hungerford 9 miles to the east and Pewsey 6 miles to the south. Wider facilities can be easily reached at Newbury, Bath and Salisbury.

Train stations at Great Bedwyn, Hungerford, Pewsey and Swindon offer excellent services to London Paddington with journey times of just over the hour. The M4 at junction 15 is 10 miles away and junction 14 is 14 miles away at Hungerford.

Nearby schools include St Marys primary, Preshute, St Francis and Pinewood prep schools, St John's Marlborough, Marlborough College, Dauntsey's and St Margarets and St Mary's Calne.

Cardigan House lies just off the High Street accessed via a wrought iron private gate leading to a paved area with steps to the front door. To the rear is a private gated car park off Kennet Place with designated car park per flat.

Description

Cardigan House, a Listed building was converted to flats in 2018. No 14 occupies the second floor of this central section of the building. There is a lift running from the basement to the top floor. This fabulous apartment extends to some 1475 sq ft and is well appointed and designed to give

a feeling of space and light.

The front door to the flat leads into a **Hallway** with cloaks cupboards to one side and a video entry phone and onto the open plan **Sitting/Dining/Kitchen** with two full height windows and a range of built-in shelving and cupboards. There is a generous Dining area separated from the Kitchen by a Breakfast bar with stools. The kitchen has a range of wall and floor units incorporating a Bosch oven, space for a microwave, a 4-ring induction hob with extractor above, built in dishwasher, full height freezer and fridge and a stainless steel sink with mixer tap and an instant boiling water tap. A cupboard houses the Worcester gas boiler. A magnetic operated door opens into the **Utility Room** with a range of units with a sink and space for a dryer and a washing machine.

An inner **Hall** leads to the rear of the apartment with an airing cupboard with hot water tank. There is a **Double Bedroom** with an **ensuite Shower Room** another **Bedroom**, currently used as a study, opposite a **Family Shower Room**.

At the end is the **Main Bedroom** which is double aspect with a **walk-in wardrobe** area with shelving and hanging rails and a generous **ensuite Shower Room**. There is under floor heating to the Shower Rooms.

There is a storage area in the Basement which also has doors out to the car park to the rear with a designated space and private gated access.





Tenure

125 year lease from 1st May 2018. The ground rent is charged at £650 per annum with provision for set increase after the first 20 years by £200 per annum and subsequently a further £200 per annum after the following 25 years.

Service Charge

A service charge is payable for the flat of £1,017.49 per quarter (2025) to cover maintenance and repair of the building. Maintenance and cleaning of the common parts internal and external. Building insurance, provision of services to common parts and maintenance of lift and access gates.

Services

Mains water, gas, electricity and drainage. Mains gas central heating. Fibre to the cabinet broadband with a download speed of up to 76Mbps (Openreach Fibre Checker)

Epc

B85

Council tax

Band E

Local Authority Wiltshire Council, County Hall, Trowbridge, Wiltshire BA14 8JN, Tel: 01225 713000

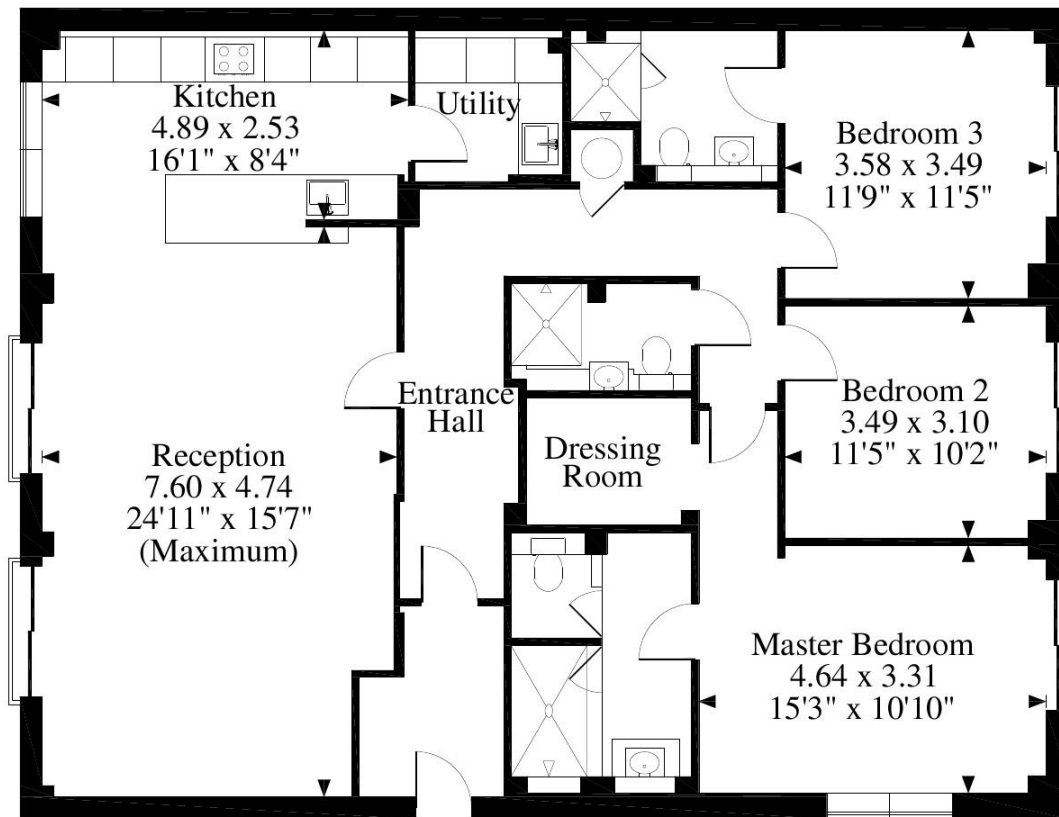
Note

We understand that the property currently has a 10 year Guarantee from Premier

Directions What3Words – Fence.Post.Sing



Second Floor Apartment = 1,475 sq ft / 137 sq m



Reception = 7.60 x 4.74, 24'11" x 15'7"
Kitchen = 4.89 x 2.53, 16'1" x 8'4"
Master Bedroom = 4.64 x 3.31, 15'3" x 10'10"
Bedroom 2 = 3.49 x 3.10, 11'5" x 10'2"
Bedroom 3 = 3.58 x 3.49, 11'9" x 11'5"

Second Floor Apartment

FOR ILLUSTRATIVE PURPOSES ONLY

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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