



Flat 2, 12 London Road,
Marlborough, Wiltshire SN8 1PH

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A COMPACT STUDIO APARTMENT WITH A SHARED COURTYARD, ALLOCATED PARKING SPACE SET CLOSE TO THE TOWN CENTRE

Location

Marlborough is a thriving market town lying 8 miles to the west of Hungerford and 18 miles to the west of Newbury with Swindon 11 miles to the north. These regional centres provide a wide range of services complementing those in the town. There are excellent communications with the A4 providing fast access to the M4 at Junction 15 at Swindon and junction 14 at Hungerford and the A303 lies to the south. There are train stations at Swindon, Pewsey, Great Bedwyn and Hungerford all giving fast access to London Paddington.

No 12 London Road lies close to an active parade of shops and restaurants and within easy walking distance of the high street of the Town.

Description

No 12 comprises a detached period Grade II listed property divided into four flats and is of brick and slate construction and is arranged over three floors with a shared courtyard garden to the rear. Approached via communal hall and flat 2 is set on the ground floor and comprises a **Studio Bedsit** with light wood laminate flooring, secondary glazing and alcove storage with a **Kitchen** with a range of wall and floor units and wood effect work surface, electric hob and extractor fan, a steel sink and mixer tap, space for a washing machine, fridge and microwave. **Shower room** with wc, hand basin and shower

There is a dedicated parking space, walking distance from the flat and there is a shared courtyard garden to the rear.

Tenure Share of Freehold -Shares in the Management Co owning the freehold will be transferred to the purchaser. The Freehold is subject to a 999 year lease from 1st January 2018 to the purchaser. A service charge which includes the ground rent is currently paid at £477.00 per annum.

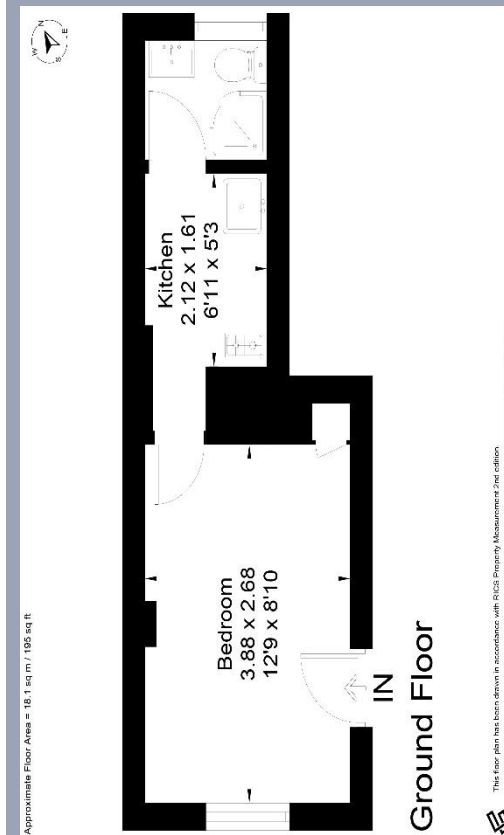
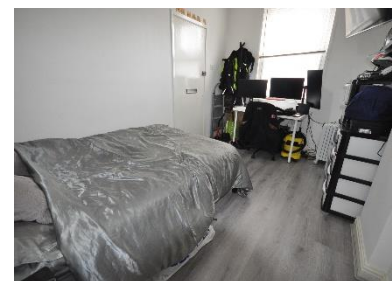
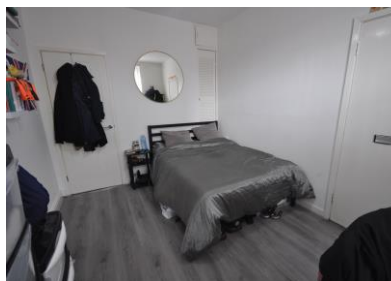
Services Mains electricity, water and drainage. Broadband Available to cabinet 76mbps download and 15 mbps upload (source Openreach Fibre Checker)

Council Tax Band A

EPC E:40

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

Agents note: The property was subject to flooding in 2024



Important Notice

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