



16 Purcells Court, George Lane,
Marlborough, Wiltshire, SN8 4BS

birkmyre
property consultants

A delightful first floor two bedroom apartment for the over 55s, close to the town centre

- Set within walking distance of Marlborough High Street
- Apartment with sitting room, kitchen and two bedrooms
- South facing and overlooking Communal Grounds
- Over 55's

Situation

Purcells Court is conveniently located close to the centre of Marlborough and is within easy and level walking distance of the High Street and Doctors surgery. Marlborough, a thriving market town offers excellent local shopping and is the home of Marlborough College. The local gp Surgery, Library and banks are also close. The town has many cafes and quality restaurants. Marlborough boasts meadow walks along the river

Kennet, and out to the Marlborough Downs and Savernake Forest. Intercity (Paddington) rail links are at Swindon, Pewsey, Great Bedwyn and Hungerford with the M4 Junction 15 about 10 miles away.

Description

16 Purcells Court is set on the first floor, served by a stair lift and faces south with views over the communal gardens. The accommodation has been mostly redecorated and re carpeted whilst still allowing scope for an incoming owner to suit their own tastes There is a wide Entrance Hall, off which lies the generous Sitting Room, the Kitchen, two good sized Bedrooms and a Shower Room. Each Flat has a Lifeline service available either as a neck or wrist pendant

Outside

There are communal grounds with a paved pathway leading to the parking area. There is a communal laundry area, communal areas to the first floor of the building and a bin store.

Tenure: Share of Freehold (the Freehold is owned by Purcells Court Management Committee Ltd. and shares in this company are transferred to the new owner.) A long lease of 999 years from 28/09/2008 at a rent of £25 pa.

Service Charge:

We understand that a service charge of c. £220 pcm will be charged. The service charge covers provision of Lifeline service, a Manager (not full time), outside and communal area window cleaning,

communal area cleaning Exterior repairs Building insurance and use of Laundry. Garden maintenance

Epc: D67

Council Tax: Band C

Services: Mains electricity, water and drainage. Electric storage heating.

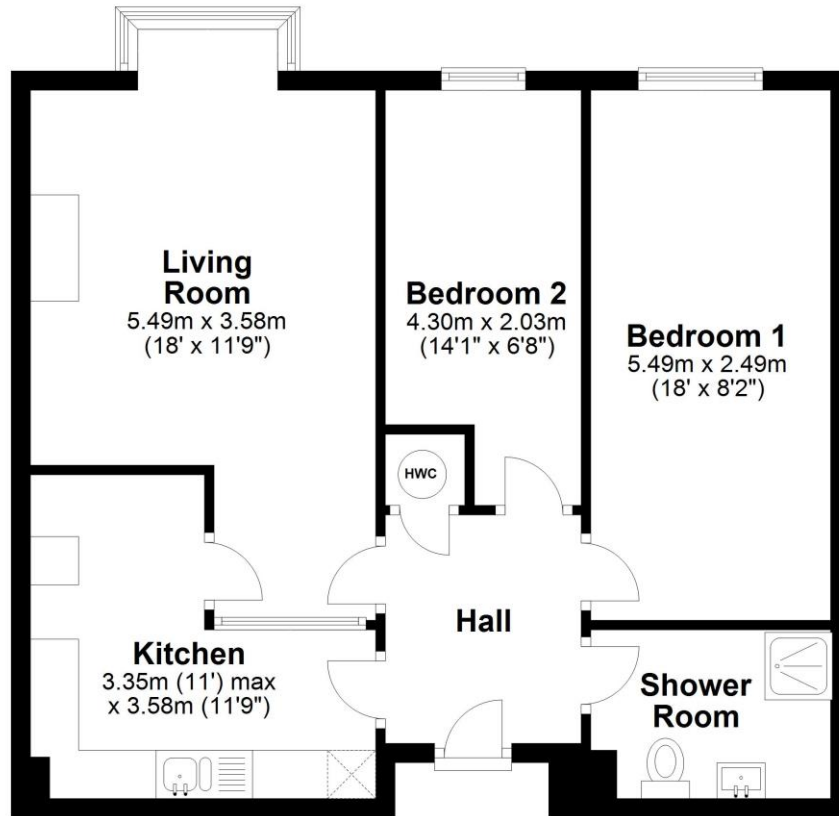
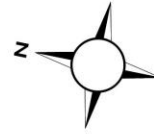
Broadband and mobile coverage

Please refer to Ofcom website for further details



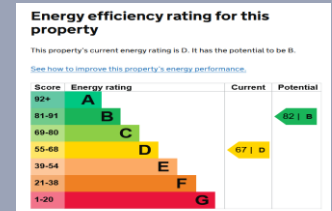
First Floor

Approx. 60.7 sq. metres (653.5 sq. feet)



Total area: approx. 60.7 sq. metres (653.5 sq. feet)





Important Notice

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Birkmyre Property Consultants nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.



www.birkmyre.co.uk
01672 516619

birkmyre
property consultants

23 The Parade, Marlborough, Wiltshire. SN8 1NE