28 Canning Place Granham Close, Marlborough

Guide Price **£435,000**

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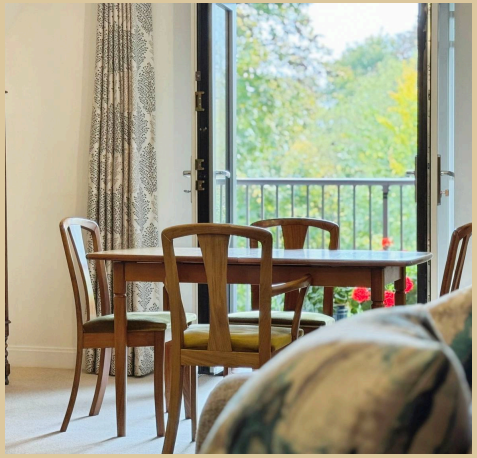


Exclusive Buyer Incentive – 5 Years' Service Charges Paid
The seller is offering an exceptional incentive to support purchasers: a contribution on completion equivalent to the first five years of service charges (based on current charges with modest projected annual increases). This provides substantial savings for the new owner and is designed to help with ongoing affordability within this highly regarded retirement development.
Full details available on request.

5 years' service charges included

Significant savings for the new owner

Rare incentive within this development

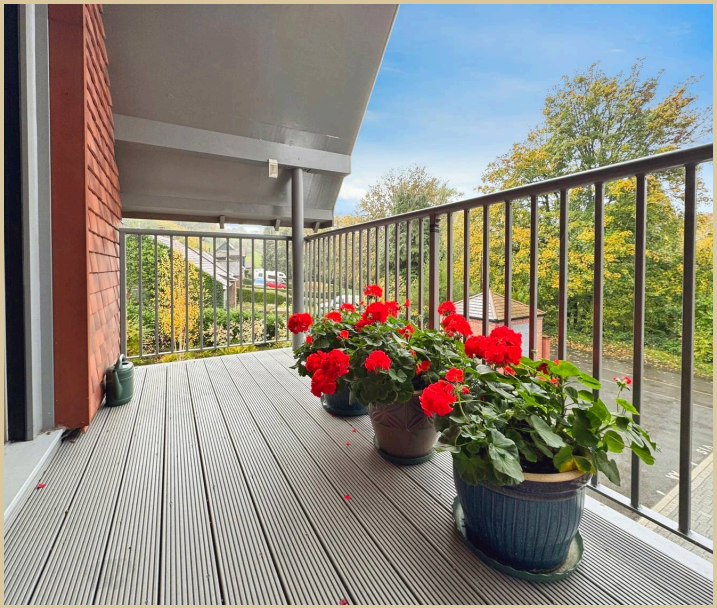
Located on the top floor of the highly regarded Canning Place development, Apartment 28 is a beautifully presented two-bedroom home offering stylish, comfortable, and independent retirement living just moments from Marlborough High Street. Thoughtfully designed with later-life residents in mind, the apartment combines practicality with elegance — from its accessible layout and level floors to its well-positioned fittings and contemporary finish — ensuring day-to-day life is effortless and enjoyable.

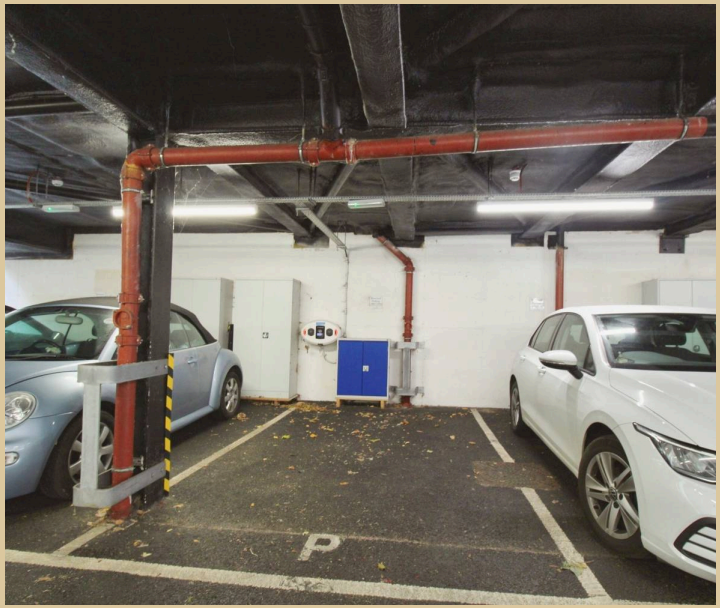
The welcoming entrance hall creates an immediate sense of space and quality, featuring a large walk-in storage/airing cupboard with shelving, lighting, and housing the Gledhill water cylinder and concealed Vent Axia heat exchange system. For added reassurance, the apartment is fitted with a security alarm system, an entry-phone system, and a 24-hour emergency call link. From the hall, doors lead to all rooms, each benefiting from underfloor heating throughout.

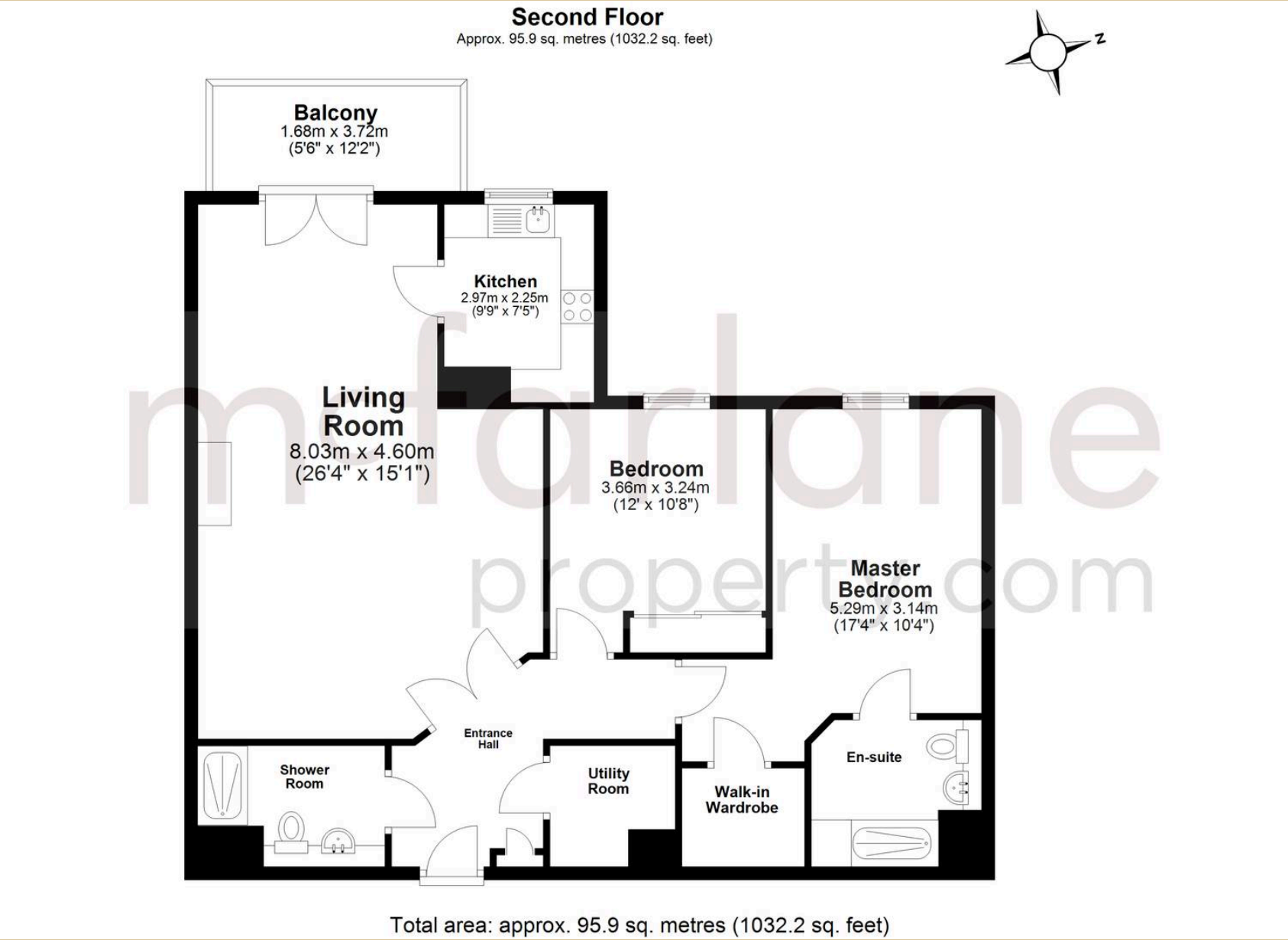
The well-proportioned living room provides a comfortable and versatile space to relax or entertain, featuring a contemporary electric fireplace and double doors opening onto a covered balcony. The adjoining kitchen is fitted with sleek cream units, Silestone worktops, and a range of high-quality integrated NEFF appliances, including a hob, oven, microwave, fridge, freezer, and dishwasher, complemented by tiled flooring and ample workspace.
Both bedrooms are generous doubles, decorated in neutral tones to create a calm and inviting atmosphere. The master bedroom features a walk-in wardrobe and a stylish en-suite shower room, while the second bedroom offers flexibility as a guest room or study. A further guest shower room mirrors the same modern design and high-quality fittings.

Canning Place encourages residents to make new friends and stay active, offering a wide range of regular activities including coffee mornings, film nights and other events. Participation is entirely optional, allowing homeowners to enjoy the community at their own pace. The development also offers a host of facilities, including a spacious communal lounge, a guest suite, lift access to all floors, a mobility scooter store, beautifully landscaped gardens, and a communal satellite dish with connections to each apartment, ensuring convenient access to a wide range of TV services.

- Service Charge: Covering water charges, building and garden maintenance, communal heating and lighting, 24-hour call system, insurance, and window cleaning (Council Tax, electricity, and TV costs not included).
- Ground Rent: £495 per annum
- Ground Rent Review: 1 July 2032
- Lease Length: 999 years from 1 June 2017
- Parking: Available by annual permit (£250 per annum, subject to availability)
- Visitors' parking







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