



26 CASTLE COURT
MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

26 Castle Court, River Park, Marlborough, Wiltshire SN8 1XG

Marlborough High Street 0.2 miles, M4 (Junction 15) Approximately 7miles; Rail link to London Paddington from Hungerford (7.5 miles) in approximately 1 hour.

An outstanding first floor apartment for residents aged 60 plus located within a short distance of Marlborough High Street. The property includes a modern kitchen and shower room and has access to communal facilities including riverside gardens.

*** Central location * Entrance hall * Living room * Kitchen * Double bedroom * Shower room * Communal garden *
* Residents communal sitting room, conservatory and laundry * Car park * No onward chain ***



MARLBOROUGH

Marlborough is an historic and thriving market town. The town has an extensive range of quality independent and well known retailers and high street shops, public houses, restaurants and cafes along with plenty of amenities including: the famed Marlborough College, an independent cinema, a sports centre and an excellent state secondary school, St. Johns. Marlborough is sited along the M4 corridor close to J15 (7.5miles) and has nearby rail links from either Pewsey, Great Bedwyn, Swindon or Hungerford to London and the west. Marlborough is surrounded by glorious countryside and Savernake forest.



The Property

The property is situated on the first floor in the corner of the building offering a view towards St. Peters church. Access is via a lift or one of two staircases.

Entering through the front door, the hall way has a large storage cupboard and a separate airing cupboard. The well proportioned living room is lovely and light and has double doors into the modern kitchen. The kitchen itself has a modern range of units and a window to the side.

The double bedroom is a lovely bright room with a pleasant outlook and a fitted wardrobe. The modern and tiled shower room has a double shower, WC and a wash basin.

Outside

Castle Court is set in well tended gardens with a south and westerly aspect that overlooks the river Kennet. This pleasant communal garden has many mature trees, a large lawn area, courtesy lighting and a sun terrace. To the front and side of the building are unallocated parking spaces utilised on a first come, first served basis.

Castle Court

Castle Court is within a short and largely level walk to Marlborough's High Street, with its many shops, restaurants and cafés etc. Castle Court is also situated close to semi-rural walks and is highly regarded as being in the most advantageous retirement location within Marlborough. The development has a House Manager, call monitoring service with alarm cords and an alarm and intercom entry system. There is also a communal sitting room and conservatory and a laundry room. A guest room is available by prior arrangement with the House Manager.

Lease & Maintenance

The age covenant at this property is over 60. There is a 99 year lease (from 1 April 1990), no ground rent and the annual service charge for 2025 is £3,004.26 per annum inclusive of buildings insurance, alarm monitoring, lift maintenance, exterior window cleaning, communal gardening, sinking fund and water and drainage. The managing agents are Grange Management (Southern) Limited.

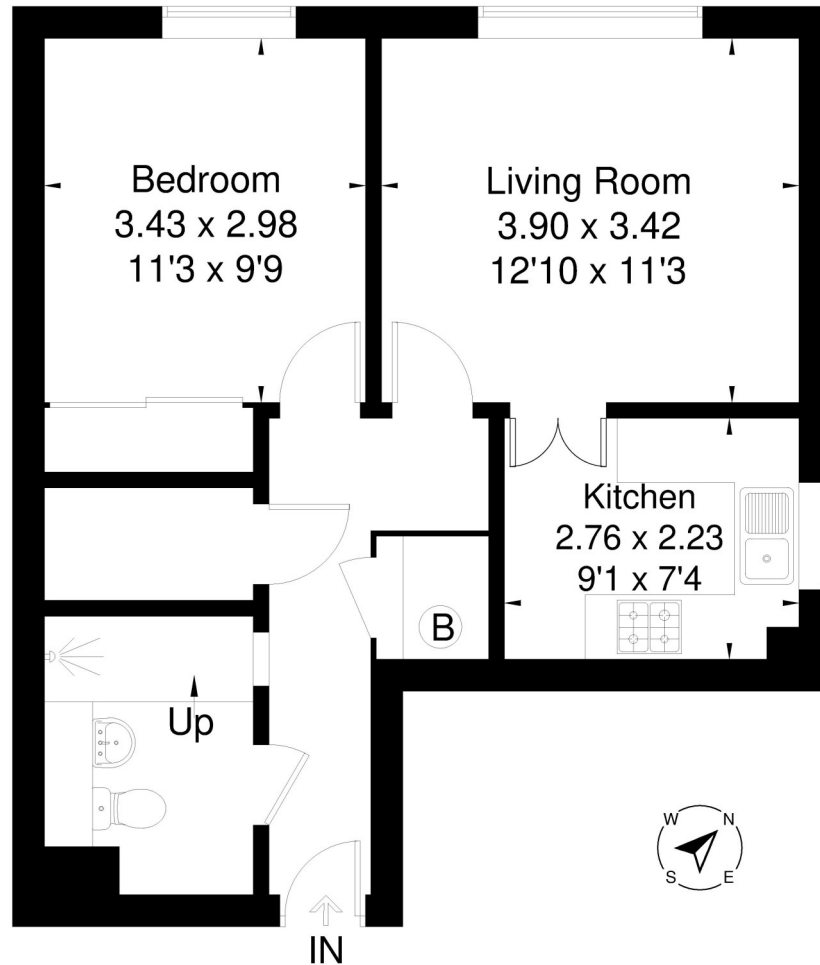
Services

Mains electricity, water and drainage. Electric heating via modern storage and convector heaters.

Council Tax

Band C.

Approximate Floor Area = 47.6 sq m / 512 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #92578

01672 514820

www.brearleyandrich.co.uk
1 London Road,
Marlborough, Wiltshire, SN8 1PH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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