



Penny Hill, Collingbourne Ducis, Marlborough, SN8 3HJ

Guide Price £129,950



Council Tax Band: B

Tenure: Leasehold

Property Type: Flat

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Located in the charming village of Collingbourne Ducis, Marlborough, this two-bedroom first floor property offers a sitting room, kitchen, two bedrooms and a family bathroom.

The kitchen is positioned just off the main living area and is fitted with a range of units, providing storage and worktop space. A sitting/dining room provides a versatile space for both everyday living. This home includes two bedrooms, with the second bedroom providing flexibility as a guest room, nursery, or home office. A bathroom with a bathtub and overhead shower serves both rooms.

Set within a residential area, this home offers an opportunity for first-time buyers, downsizers, or investors alike, with local amenities, countryside walks, and road links to Marlborough, Andover, and beyond.

The lease term for this property was 125 years from 1 January 1989. There are 88 years remaining on this lease.

The charges for this property are £1100 every 6 months, including ground rent, service charges, building's insurance and maintenance.





Andover Sales

1-3 London Street Andover. SP10 2NU

01264 350 350

andover@brockenhurst.info