



22 St Lukes Court, Hyde Lane, Marlborough, Wiltshire, SN8 1YU.

A spacious, two bedroom wing house with conservatory and garage, surrounded by the gardens and within walking distance of local shops.

Entrance Hall

Downstairs W/C

Sitting Room

Dining Room

Kitchen

Two Double
Bedrooms

Downstairs Shower Room

Bathroom

Garage

Patio Garden

150year Lease (from 1998)

No Ground Rent

55+ Age Covenant.

The Property

22 St Luke's Court is a well presented two bedroom winghouse complete with conservatory and integrated garage.

Upon entering the property you are welcomed into a large hallway which benefits from a coat locker, downstairs w/c and storage cupboard.

There is a spacious open plan sitting and dining room which is bright and airy with French doors through to the conservatory. This leads out to the garden and large enclosed patio garden. A great space for entertaining.

A large fully fitted kitchen complete with space for breakfast area, integrated oven, hob and fridge freezer is located at the front of the property with beautiful views over the estate grounds.

There are two generous double bedrooms, one downstairs and one upstairs, both with en-suite shower rooms. The upstairs bathroom has a large built in airing cupboard and built in wardrobes.

There is electric underfloor heating in the kitchen and electric programmable radiators throughout the rest of the house. There is double glazing throughout and partially boarded lofts, accessed via a folding ladders, provides useful extra storage.

A single integrated garage, with light and power with rear door to the garden and electric roller door to the front.

Guide Price: £695,000 (Leasehold)

Directions to St Luke's Court

From Junction 15 of the M4 take the A346 south to Marlborough. As you approach the town up Port Hill and with Marlborough Golf Club on your right at the fork in the road bear right into The Common.

At the T junction turn right into Free's Avenue and then left into Hyde Lane. After about 75 yards bear right and the entrance to St Luke's Court will be found on your left. **Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.**

For viewings please call the Estate Manager on 01672 516848 / 07384 816 867 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



Bedroom 1

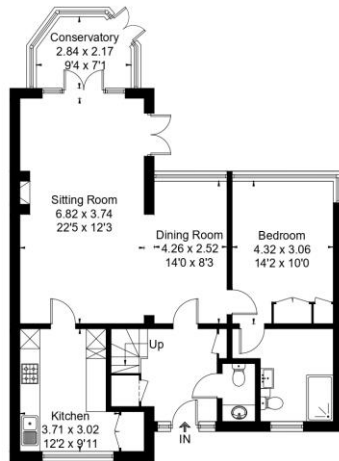


Bedroom 2

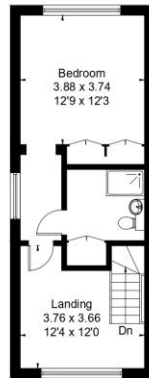


Bathroom

Approximate Floor Area = 127.8 sq m / 1376 sq ft



Ground Floor



First Floor



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 #108257



Rear with garden

Approximate Gross Internals: 127.8 m² / 1376 ft² Service Charge: £ 9194 pa Energy Performance Rating: E Council Tax Band: G

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

St Luke's Court

At its centre, St Luke's has an impressive Grade II building with an interesting history. Built in a cruciform pattern in Bath stone in 1837 as a workhouse for 180 inmates, it became a children's hospital and then a school, before its final transformation into luxury accommodation. There are other cottages of complementary architecture, together forming four individual garden squares, each with a different theme, including a herb garden. St Luke's overlooks the Marlborough Downs and is just a short walk from the centre of the town.

The vibrant market town of Marlborough is a place of enormous provincial charm, known for its broad high street of timber-framed buildings and Georgian architecture, which testify to the prosperity it has enjoyed over the centuries. The town has an excellent array of shops, with high-street brands, designer boutiques and antique shops in abundance, and many excellent pubs and restaurants. There is also a twice-weekly market and a monthly farmers' market. Close by is the ancient Savernake Forest, one of the largest and oldest forests in England, which offers wonderful walks and glorious scenery. When you want to enjoy a day out in a larger town, you'll find Swindon, Chippenham, Newbury and Bath all less than one hour away.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance



21 PROPERTIES
BUILT 1998

RESIDENT
ESTATE
MANAGER

GUEST
SUITE

LAUNDRY
FACILITY

GARDENER

MINIBUS
SERVICE



The gardens/grounds at St Luke's



Marlborough Town Hall



Savernake Forest



Bath

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Cognatum
PROPERTY

RETIREMENT IS OPTIONAL

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