

**108R HIGH STREET
MARLBOROUGH**



108R High Street

Marlborough, Wiltshire, SN8 1LT

£299,950

Approximately 7.4 Miles to Great Bedwyn
Railway Station

Approximately 18.6 Miles to Newbury

Approximately 8.3 Miles to M4 J15

- Fabulous Grade II Listed Town Centre Apartment
- Leasehold
- Approximately 239 Years Remaining
- Sitting Room
- Kitchen/Dining Room
- Cloakroom/W.C.
- Two Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Views Over Marlborough High Street
- Two Parking Spaces On Long Lease
- No Onward Chain



Situation

Marlborough is an historic and thriving market town. The town has an extensive range of upmarket shops, public houses, restaurants and cafes along with plenty of amenities including: Marlborough College, a sports centre and the highly rated St Johns secondary school, St. Johns. Marlborough is sited along the M4 corridor close to J15 (9miles) and has nearby rail links from either Pewsey, Bedwyn, Swindon or Hungerford to London and the west. Marlborough is surrounded by glorious countryside.



The Property

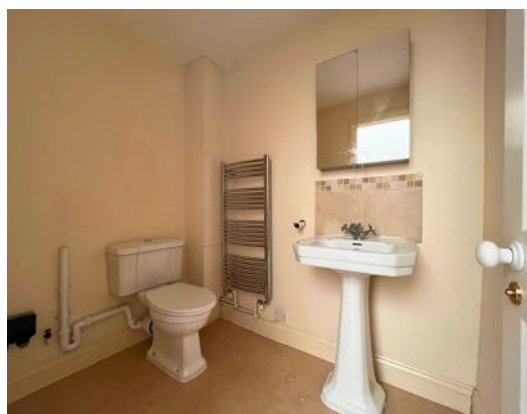
A wonderful Town centre apartment with views over the historic Marlborough High Street.

The accommodation is arranged over two floors and is approached through a private door off Hughenden Yard with a staircase rising to the first floor and includes a Sitting room with a bay window overlooking the High Street, a Kitchen/Dining room with built in oven and hob, woodblock work surfaces and wooden cabinetry and a Cloakroom/W.C.

The second floor has two comfortable Bedrooms served by a family Bathroom and an En-suite shower room.

This property is offered for sale with no onward chain.

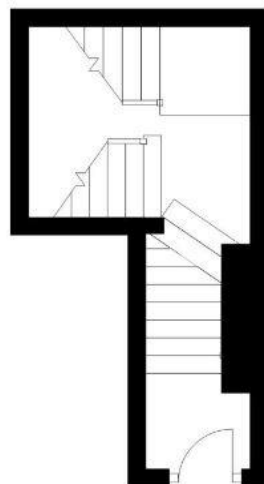
There are also two useful allocated parking spaces to the rear of Hughenden Yard just a short walk away.



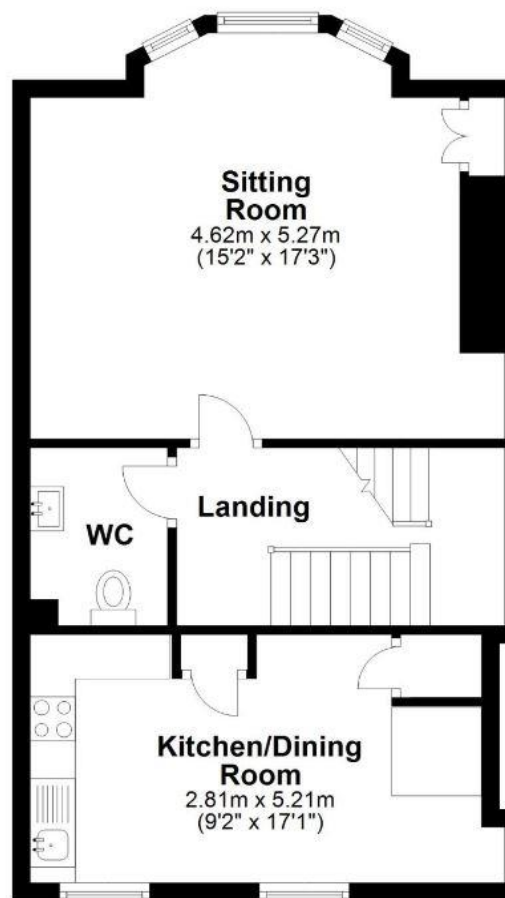


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor
Approx. 8.6 sq. metres (92.5 sq. feet)



First Floor
Approx. 47.9 sq. metres (515.9 sq. feet)



Second Floor
Approx. 46.0 sq. metres (495.4 sq. feet)



Total area: approx. 102.6 sq. metres (1103.9 sq. feet)
108R High St., Marlborough

Services

Mains Water & Drainage
Mains Gas
Mains Electricity

Council Tax Band: C

What 3 Words Location: ///lend.ozone.automatic

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Marshall
Estate Agents

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