Flat 20, Castle Court River Park, Marlborough, Wiltshire, SN8 1XG

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Located in the heart of Marlborough, Flat 20 at Castle Court presents an opportunity for those seeking a comfortable retirement apartment. This first-floor apartment, built in 1990, spans 643 square feet and boasts a delightful west-facing aspect, offering picturesque views over the neighbouring countryside. The building offers communal living room, conservatory, laundry room and gardens overlooking the River Kennet.

Offering a spacious reception room measuring 15'11" x 10'10", which serves as the perfect space for relaxation or entertaining guests. The modern kitchen, conveniently located off the reception area, is designed for ease of use and functionality. The apartment features two generously sized bedrooms, providing ample space for rest and privacy, alongside a main shower room.

Storage is generous with two large hallway cupboards, one of which houses the hot water cylinder, ensuring that your living space remains uncluttered. The property is accessible via a lift, making it suitable for those who prefer ease of movement.

Situated just a third of a mile, or a pleasant seven-minute walk, from the vibrant High Street, residents will find a delightful array of shops, cafés, and pubs, all set within a welcoming community. The proximity to the River Kennet, complete with seating areas for relaxation, enhances the appeal of this charming location.

Description

Comprising communal hallway, private hallway, lounge dining room, kitchen, two bedrooms, main shower room, two hallway cupboards (one housing the hot water tank). The site building is secured, a fob allows access into the building. The communal entrance hallway provides seating and offers access to the communal lounge dining room which also benefits from a conservatory and french doors onto a large south west facing patio terrace overlooking the grounds and leading down to the river to the rear. The apartment has its own entrance hallway off the communal hallway with doors leading to the two bedrooms, main shower room, two store cupboards and the lounge diner. The kitchen is situated off the lounge diner. Bedroom one has a built in wardrobe. There is a further small double bedroom and a main shower room. The apartment benefits from its own electric heating, hot water is provided by an electric hot water cylinder within the apartment. Costed in to the service charge is the building insurance, cleaning and maintenance of the internal and external communal areas (inc. window exterior).

Monthly service charge: £302.54 per month (includes communal cleaning, window cleaning, grounds maintenance, water supply and building insurance).

Ground rent: Peppercorn (nothing to pay)

Length of lease: 99 years from 1 April 1990 (Approximately 63 years remaining)

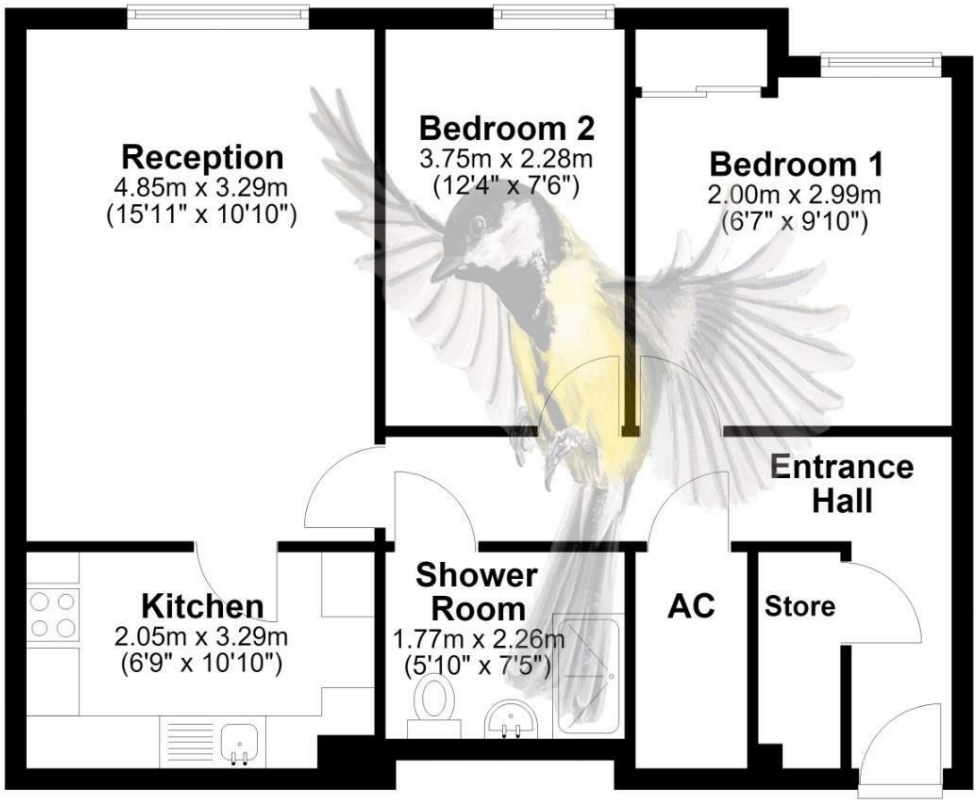
Situation

Marlborough is a charming and historic market town in the heart of Wiltshire. Its attractive High Street offers a good range of shops, cafés, pubs and everyday amenities, all within a friendly community.

The town is surrounded by beautiful countryside, with the River Kennet running through it and Savernake Forest close by. There are also many opportunities to enjoy local walks, history and village life.

With its traditional character, convenient amenities and peaceful surroundings, Marlborough is an appealing place to enjoy retirement.

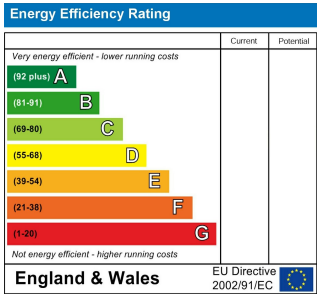
Floor Plans

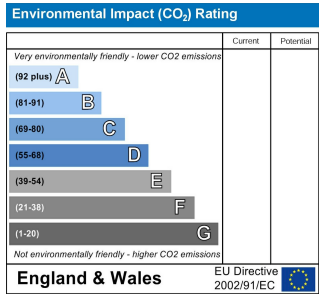


Total area: approx. 59.7 sq. metres (642.8 sq. feet)

Area Map

Energy Performance Graph





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