2 Harley Court London Road, Marlborough

Guide Price **£325,000 | £1,300 pcm**

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2 Harley Court London Road

Marlborough

At the end of a peaceful cul-de-sac, this stylish duplex offers space, light, and a fantastic location just a short stroll from Marlborough's historic High Street. High ceilings and windows throughout give a wonderful sense of openness.

The first floor features a generous living room with French doors opening to a Juliette balcony, overlooking the River Kennet. A kitchen/ dining room, separate WC and the principal bedroom with en-suite shower room.

Upstairs, two good size double bedrooms, each with built-in wardrobes, family bathroom.

Complete with private parking the apartment combines charm with the convenience of being close to Marlborough's High Street.

NO CHAIN

- Two Bathrooms
- Allocated Parking Space
- Freehold Duplex Apartment
- Three Double Bedrooms
- Walking distance of town centre
- Views over the River Kennet
- No Chain

FIRST FLOOR HALL
12' 6" x 10' 10" (3.80m x 3.30m)
Staircase to ground floor and stairs to second floor. Door to cloakroom, under stair cupboard

KITCHEN AREA
7' 3" x 12' 6" (2.20m x 3.80m)
Range of kitchen cupboards, eye level storage, electric cooker, stainless steel sink and plumbing for appliances, side window

ENSUITE SHOWER ROOM
4' 11" x 7' 3" (1.50m x 2.20m)
Shower cubicle, low level WC and wash hand basin

MASTER BEDROOM
16' 5" x 11' 2" (5.00m x 3.40m)
Window to front fitted wardrobe, door to en-suite shower room

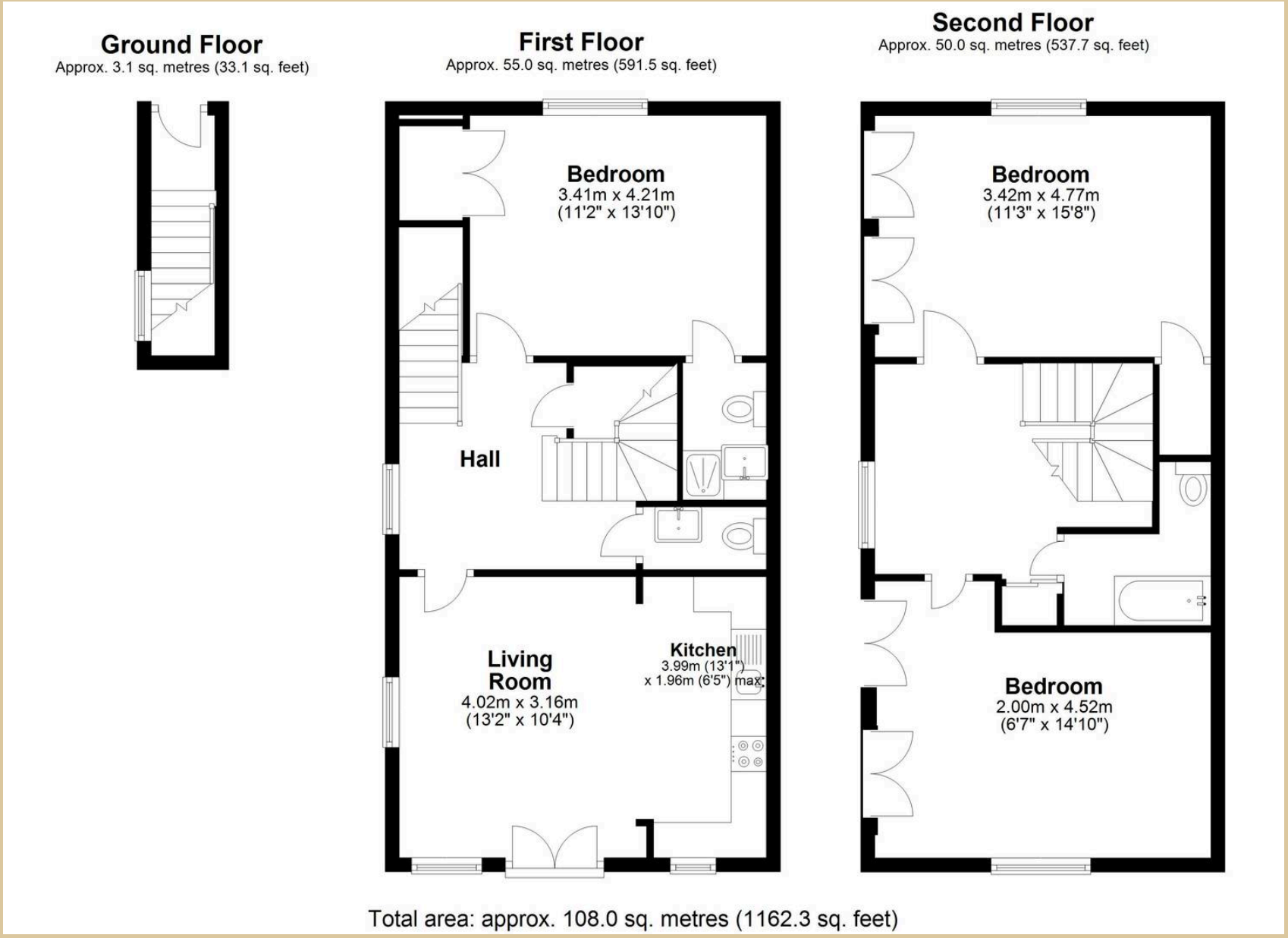
LIVINGROOM
Open plan with double aspect windows and Juliet balcony

BEDROOM 3
15' 5" x 9' 2" (4.70m x 2.80m)
Window to rear, under eaves storage cupboards, walk-in dressing room

LANDING
Storage cupboard, doors to bedrooms and family bathroom

BEDROOM 2
15' 5" x 11' 2" (4.70m x 3.40m)
Window to front, under eaves storage cupboards, walk-in dressing room

FAMILY BATHROOM
7' 7" x 9' 2" (2.30m x 2.80m)
Bathroom suite with low level WC and wash hand basin



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