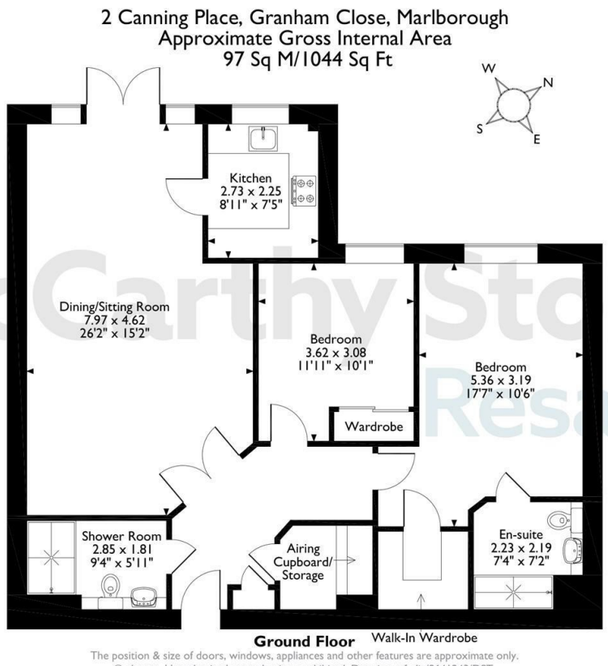
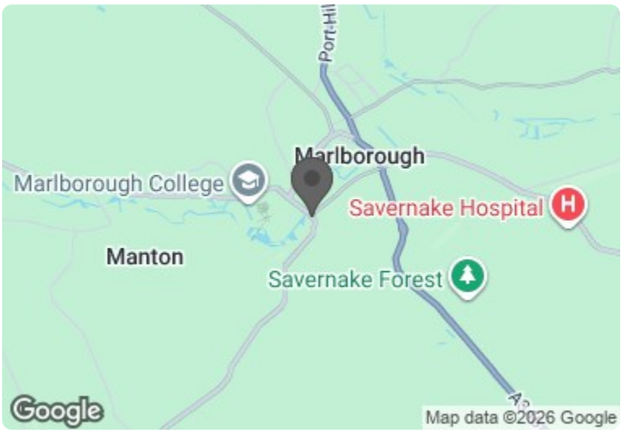
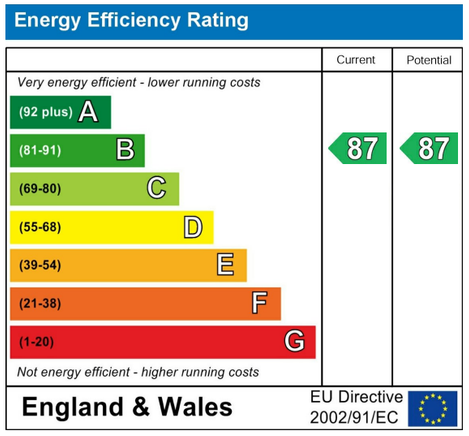
McCarthy Stone
Resales



Council Tax Band: E





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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

2 Canning Place

Granham Close, Marlborough, SN8 4FJ

PRICE REDUCTION

Asking price £455,000 Leasehold

Beautifully presented, ground floor retirement apartment with access out on to a patio from the generous size living room. Two double bedrooms (master en-suite) with further guests shower room.
Energy Efficient *Pet Friendly*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Canning Place, Granham Close, Marlborough

2 Bed | £455,000

Canning Place
Canning Place is a wonderful development of private apartments built by award-winning developers McCarthy Stone. Specifically designed for 'Retirement Lifestyle' for those over 60 years of age, the development enjoys a host of facilities for the benefit of home owners including; a super communal lounge, a lift service all floors, mobility scooter store and a landscaped garden. Further peace-of-mind is found in the service provided by the excellent House Manager who oversees the smooth running of the development. There is also a 24-hour emergency call system in the apartments and communal areas. A guest suite is available for family and friends, for which a small charge per night is made.

It's so easy to make new friends and to exercise both body and mind at Canning Place; there are always plenty of regular activities to choose from including; coffee mornings, games and quiz nights, seasonal and themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

The Local Area
Situated in a thriving market town with a buzzing atmosphere and strong local heritage, Canning Place provides the perfect location for an enjoyable and independent retirement. Marlborough is located in the heart of the beautiful Wessex Downs, providing homeowners with the peace and tranquillity of the countryside, whilst being just 0.2 miles from the convenience of the high street.

No.2
No.2 is a beautifully presented ground floor apartment with access out on to a pretty patio area from the generous size living room. The modern kitchen is well equipped with integrated appliances, both bedroom are of a double size and have fitted wardrobes, the master bedroom also has an ensuite shower room and there is a further guests shower room.

Entrance hallway
Front door with spy hole leads to the large entrance hall. The apartment is fitted with a security alarm system for your peace of mind, which also provides a video entry system and a 24 hour emergency call link. Large walk-in boiler cupboard with light and shelving and housing the Gledhill boiler supplying domestic hot water and concealed 'Vent Axia' heat exchange system. Underfloor Heating throughout the Apartment.

Living Room
Bright and spacious living room with a double glazed door leading to a patio area. Modern, feature fireplace with inset electric fire. TV and BT connection points. Oak veneered door leads to the kitchen.

Kitchen
With a double-glazed window. Range of fitted cream wall and base units with contrasting worktops and incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed hob with stainless steel chimney extractor hood over, waist height oven with matching microwave above and concealed fridge and freezer. Extensively tiled walls and tiled floor.

Master Bedroom
Double glazed window. Walk in wardrobe with hanging and storage space. Television and telephone points.

En-Suite Shower Room
Modern white suite comprising; walk in shower with glazed screen, WC, vanity unit with inset wash basin with work surface to side, cupboards below, and light up mirror fronted cabinet above. Ladder radiator and tiled floor.

Bedroom Two
A spacious second room that could even be used as a library or hobbies room including fitted double wardrobe.

Shower Room
Modern white suite comprising; shower cubicle with with sliding glazed door, WC, vanity unit with inset wash basin with work surface to side, cupboards below, and light up mirror fronted cabinet above. Ladder radiator and tiled floor.

Parking
Parking is available by annual permit (subject to availability) at a cost of £250 per annum.

Service Charge
What your service charge pays for:

• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,622.51 per annum (up to financial year end 30/06/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to .
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease
Lease: 999 years from 1st June 2017
Ground rent: £495 per annum
Ground rent review: 1st July 2032

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to .

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.