



**Penny Hill, Collingbourne Ducis, Marlborough, SN8 3HJ**

**£140,000**



**Council Tax Band:** B

**Tenure:** Leasehold

**Property Type:** Flat

**Bedrooms:** 2 | **Bathrooms:** 1 | **Receptions:** 1

A well-presented two-bedroom flat, offering comfortable single-level living within the desirable village of Collingbourne Ducis.

The property comprises a spacious reception room providing a comfortable area for relaxing and entertaining. A separate kitchen offers fitted units, worktop space and room for appliances, creating a practical layout for everyday use.

The home provides two bedrooms, including a generous principal bedroom and a second bedroom suitable for guests, a home office or additional living space. A family bathroom fitted with bathtub and overhead shower serves the property.

The property located in Penny Hill, a village setting with access to countryside walks, local amenities and transport links towards Marlborough, Andover and surrounding areas. An allocated parking space is provided for convenience.

In our opinion, this is a practical and low-maintenance home, ideally suited for first-time buyers, downsizers, or investors seeking village living.

Lease term remaining 87 years.

Approx. ground rent - £114 per 6 months

Approx. service charges - £1181 per 6 months.





## Ludgershall Sales

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