



📍 8 Priory Court, Marlborough, SN8 4FE

🏠 £300,000

A beautifully finished two bedroom first floor apartment with balcony and incredible elevated views

- Two Double Bedrooms
- Sought After Retirement Complex
- Residents and Visitors Parking
- 100% Wool Carpets
- Short Walk to Tescos and also Marlborough High Street
- Communal Lounge and Communal garden
- Gas Central Heating

🏠 Leasehold

🏠 EPC Rating



A beautifully positioned two-bedroom first floor apartment forming part of the highly regarded Priory Court development, enjoying stunning elevated views across Marlborough towards Marlborough College. Built by Beechcroft in 2016 for over 55s, this is a popular modern retirement development. Accessed via a well-maintained communal entrance, the apartment offers well-balanced and thoughtfully arranged accommodation, ideal for low-maintenance living. A generous private hallway provides useful storage, leading through to a spacious dual-aspect drawing/dining room with ample space for both seating and dining, and doors opening onto a private balcony perfectly placed to take in the far-reaching views. The kitchen is conveniently located off the main living space and is fitted with a range of units and work surfaces. There are two well-proportioned double bedrooms, both with fitted storage, including a principal bedroom with en-suite shower room, while a separate family bathroom serves the second bedroom. A useful utility cupboard further enhances practicality.

Priory Court is a modern, well-maintained development offering residents beautifully landscaped communal gardens, a residents' lounge, guest suite, and both allocated and visitor parking, all within easy reach of Marlborough's historic High Street and surrounding countryside. This is an excellent opportunity to acquire a light and spacious apartment in a sought-after location, perfectly suited to those seeking comfort, convenience, and exceptional views. Priory Court also has a private access to Tesco's supermarket to rear.

Location

The property is situated on the edge of Marlborough, providing convenient access to both the town centre and the surrounding countryside. Marlborough is a vibrant market town set within an Area of Outstanding Natural Beauty, offering a wide range of independent shops alongside well-known retailers and supermarkets, including Waitrose, as well as a selection of highly regarded restaurants. Leisure facilities are excellent, with a leisure centre, cinema and golf club all within easy reach.

The area is surrounded by particularly attractive countryside, including the Marlborough Downs, Pewsey Vale and the Kennet Valley. The M4 (Junction 15) lies approximately 8 miles away, offering good road links to London and the West Country, while mainline rail services to London Paddington are available from nearby Pewsey, Hungerford, Swindon and Great Bedwyn.

Property Information

Tenure: Leasehold

Local Authority: Wiltshire Council

Mains water, electric, drainage and gas central heating

Council Tax Band: E

EPC Rating: TBC

The management fee is £4,500 per year, payable monthly, quarterly or annually.

Ground rent is £175 per half year

999 year lease from 2016





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