14 St Lukes Court, Hyde Lane, Marlborough, Wiltshire, SN8 1YU.

A 2 bedroom cottage with garden and garage on a retirement development on the outskirts of this sort after town.

Cognatum
PROPERTY

Entrance Hall

Downstairs Shower Room

Sitting Room

Dining Room

Kitchen

Two Double Bedrooms

Bathroom

Garage

Patio Garden

150 year Lease (from 1998)

No Ground Rent

55+ Age Covenant

The Property

14 St Lukes Court is a beautifully presented cottage in a terrace overlooking the communal gardens and providing a single garage and a rear enclosed patio garden.

The entrance hall leads to the spacious sitting room and dining room which creates a very generous living area. There is a modern fitted kitchen with integrated dishwasher, fridge/freezer, Neff induction hob and oven. French doors from the dining room, and the kitchen door, lead out onto the large enclosed rear patio. There is a cloakroom / shower room downstairs off the entrance hall.

Upstairs there are two double bedrooms, both with fitted wardrobes. The main bathroom has a WC, and bath.

A single garage, with light and power, is at the rear of the property in a block accessed through the rear patio garden as is the development's communal laundry. The rear driveway to the garage also provides good access for unloading shopping and for pedestrians.

Heating is all electric as is the hot water. There is also a very useful part boarded loft area with pull down ladder.

The development also has a guest suite which can be booked and provides extra accommodation for family and friends.

Guide Price: £450,000 (Leasehold)

Directions to St Lukes Court

From Junction 15 of the M4 take the A346 south to Marlborough. As you approach the town up Port Hill and with Marlborough Golf Club on your right at the fork in the road bear right into The Common.

At the T junction turn right into Free's Avenue and then left into Hyde Lane. After about 75 yards bear right and the entrance to St Luke's Court will be found on your left.

For viewings please call the Estate Manager on 01672516848 / 07384816867 (Mon-Fri 9am-5pm)

Sitting Room

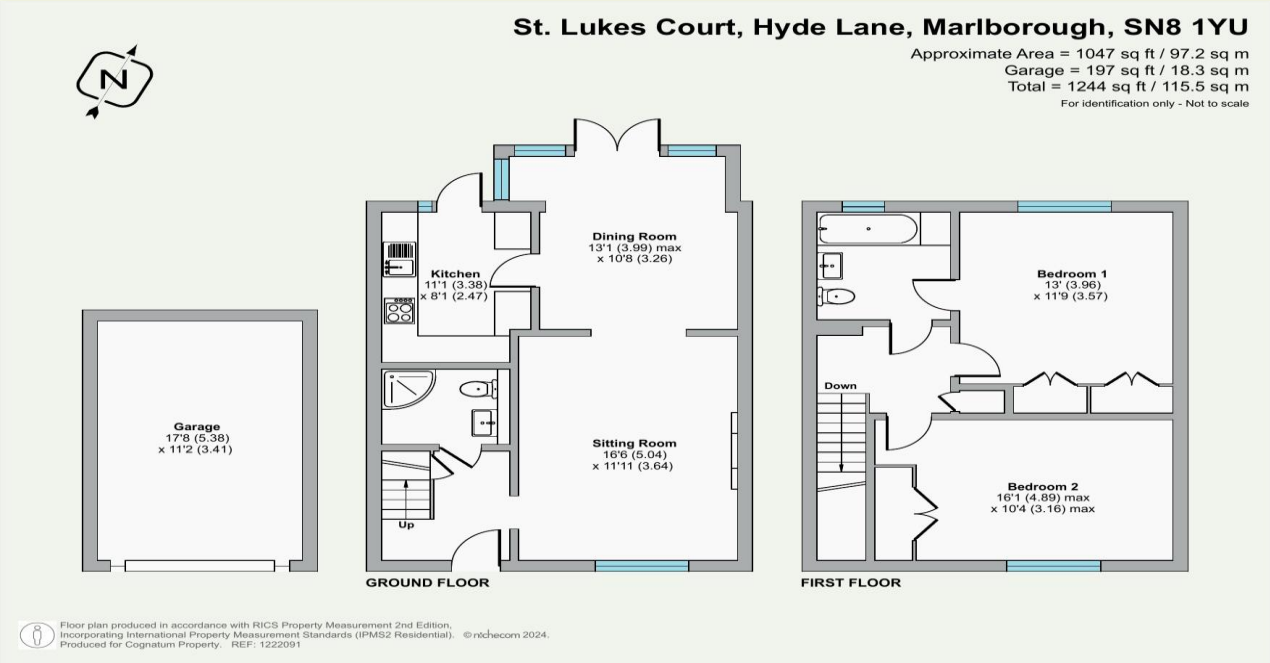
Dining Room

Kitchen

Bedroom 1

Bedroom 2

Bathroom



Rear with garden

Approximate Gross Internals: 97.2 m^2 /1047 ft^2 Service Charge: £9,194pa Energy Performance Rating: (D) Council Tax Band:

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

St Luke's Court

At its centre, St Luke's has an impressive Grade II building with an interesting history. Built in a cruciform pattern in Bath stone in 1837 as a workhouse for 180 inmates, it became a children's hospital and then a school, before its final transformation into luxury accommodation. There are other cottages of complementary architecture, together forming four individual garden squares, each with a different theme, including a herb garden. St Luke's overlooks the Marlborough Downs and is just a short walk from the centre of the town.

The vibrant market town of Marlborough is a place of enormous provincial charm, known for its broad high street of timber-framed buildings and Georgian architecture, which testify to the prosperity it has enjoyed over the centuries. The town has an excellent array of shops, with high-street brands, designer boutiques and antique shops in abundance, and many excellent pubs and restaurants. There is also a twice-weekly market and a monthly farmers' market. Close by is the ancient Savernake Forest, one of the largest and oldest forests in England, which offers wonderful walks and glorious scenery. When you want to enjoy a day out in a larger town, you'll find Swindon, Chippenham, Newbury and Bath all less than one hour away.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance

21 PROPERTIES BUILT 1998

RESIDENT ESTATE MANAGER

GUEST SUITE

LAUNDRY FACILITY

GARDENER

MINIBUS SERVICE

The gardens/grounds at St Luke's

Marlborough Town Hall

Savernake Forest

Bath

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Cognatum PROPERTY

RETIREMENT IS OPTIONAL

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The Property Ombudsman