

21 Canning Place Granham Close, Marlborough

Guide Price **£445,000**

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Marlborough

A peaceful retreat in the heart of Marlborough, Apartment 21 occupies a desirable second-floor position within Canning Place, a highly regarded McCarthy Stone development designed specifically for independent retirement living.

With a pleasant outlook towards the greenery beyond and a quieter aspect within the development, this beautifully presented two-bedroom apartment offers the opportunity to enjoy town living without compromising on peace, comfort or convenience. The covered balcony is a particularly appealing feature, providing a sheltered spot to sit outside, enjoy the fresh air and take in the outlook whatever the weather.

Inside, the apartment has been thoughtfully designed around the needs of later life, with level flooring, underfloor heating and a well-planned layout that makes everyday living simple and comfortable. The welcoming entrance hall provides access to all rooms and includes a generous walk-in storage and airing cupboard, while a 24-hour emergency call system, security alarm and entry-phone provide additional reassurance.

The living room is a light and comfortable space, with a contemporary electric fireplace creating an inviting focal point and glazed double doors opening onto the covered balcony.

The adjoining kitchen is smartly appointed with cream cabinetry, Silestone worktops and a range of integrated NEFF appliances, including an oven, microwave, hob, fridge, freezer and dishwasher.

Both bedrooms are well-proportioned doubles, offering flexibility for guests, hobbies or a home study. The principal bedroom benefits from a walk-in wardrobe and stylish en-suite shower room, while a further shower room is conveniently positioned for guests.

Life at Canning Place is about much more than the apartment itself. Residents have the freedom to enjoy their own privacy while having a welcoming community on the doorstep, with regular social activities and events providing opportunities to meet neighbours and make new friends, should you wish. The development also provides a comfortable communal lounge, guest suite, lift access, mobility scooter store and beautifully maintained communal gardens.

And when you want to enjoy everything Marlborough has to offer, the town centre is just moments away, with its independent shops, cafés, restaurants and everyday amenities all within easy reach.

For those looking to simplify life without giving up independence, space or the pleasures of living in the town centre, Apartment 21 offers a particularly attractive combination of comfort, community and a peaceful outlook.

Service Charge: Covering water charges, building and

garden maintenance, communal heating and lighting,

24-hour call system, insurance, and window cleaning

(Council Tax, electricity, and TV costs not included).

Ground Rent: £495 per annum

Ground Rent Review: 1 July 2032

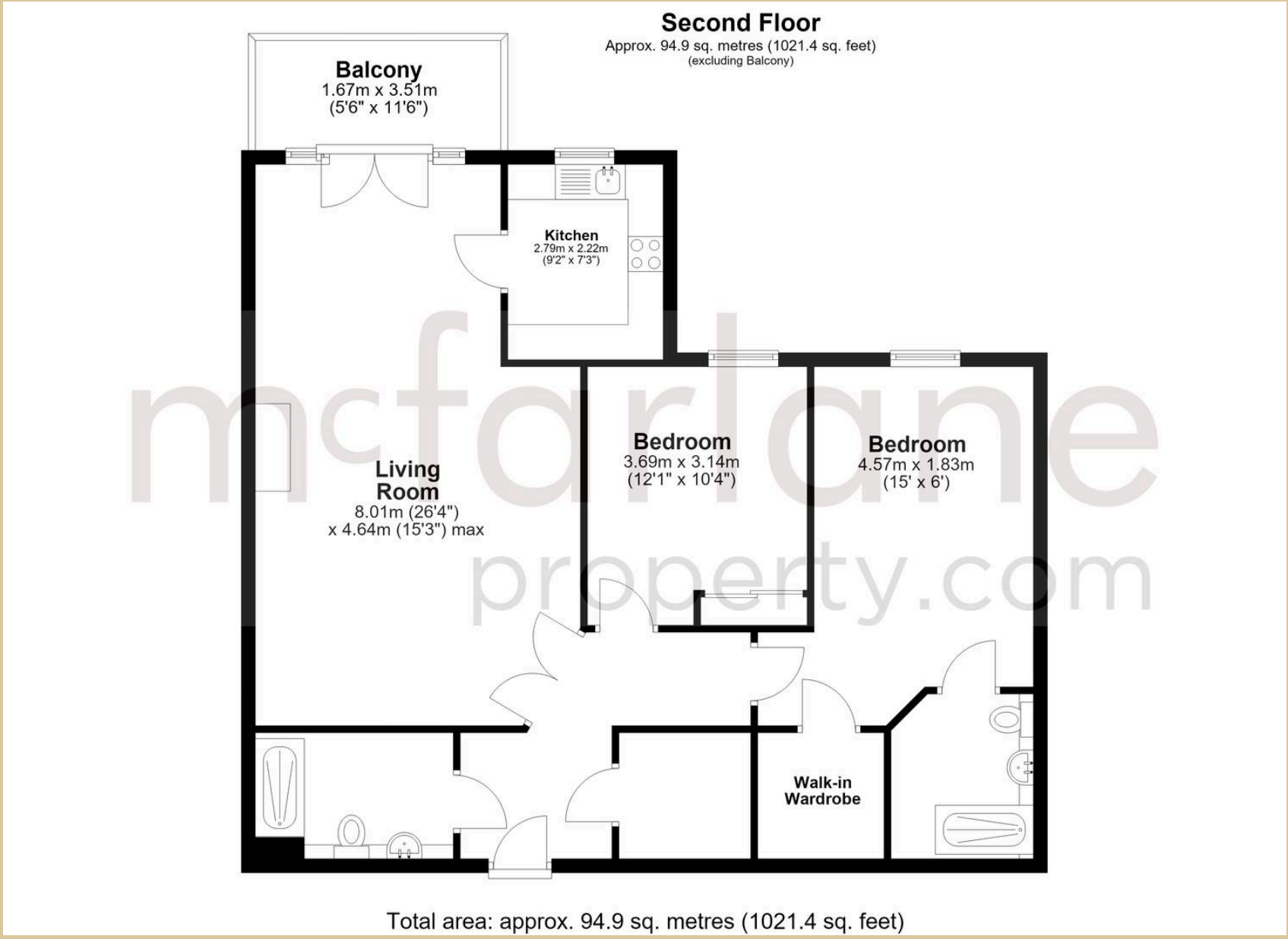
Lease Length: 999 years from 1 June 2017

Parking: Available by annual permit (£250 per annum, subject to availability)









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