



The Penthouse, Cardigan House, High Street
Marlborough, Wiltshire SN8 1AA

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A STUNNING, CONTEMPORARY PENTHOUSE APARTMENT OFFERING 2 BEDROOMS AND A STUDY (1,743 SQFT) WITH FABULOUS VIEWS ACROSS MARLBOROUGH

Marlborough High Street 70 yds, Swindon 11 miles, Hungerford 9 miles, Pewsey 6 miles (London Paddington 55 mins, 1 hour, 1 hour 10 mins respectively), M4 at junction 15 10 miles, junction 14 14 miles

Location

This popular market town provides an extensive range of shopping facilities, a twice-weekly market, a library and various restaurants and pubs including the **Rick Stein** Restaurant. The social calendar is thriving with annual Literary and Jazz Festivals and visiting music/theatre, Circus and fairs.

The town is surrounded by the beautiful Marlborough Downs and Savernake Forest giving plenty of opportunities for leisure activities. Cardigan House lies just off the High Street via a pedestrian path with access to the landscaped rear and private gated car park off Kennet Place.

Description

Cardigan House a Listed building was converted to flats in 2018. This fabulous property comprises a recently finished penthouse apartment at 3rd floor level and offering the following features:

- ❖ Spectacular outside terrace area with far reaching views across Marlborough and beyond
 - ❖ Contemporary, spacious open plan living/kitchen area with separate utility room fitted with SMEG appliances
 - ❖ Bespoke Italian designed kitchen, SMEG appliances including full height fridge and freezer, induction hob, double oven, microwave, dishwasher and instant hot water tap
 - ❖ Master bedroom with walk-in dressing room and ensuite bathroom, further double bedroom with ensuite shower room and a study room, all benefiting from patio doors and fabulous views
 - ❖ Separate family shower/WC room
 - ❖ High quality finish of a modern, neutral style incorporating pale and dark woods with stainless steel fixtures and fittings
 - ❖ Under floor heating to all bathrooms, high quality white glazed sanitary ware, branded polished chrome finish to fittings, heated towel rails and designer vanity units
 - ❖ Access via a secure, sole access lift
 - ❖ Bespoke extra wide Walnut doors
 - ❖ Cat 5 broadband provision
 - ❖ Audio visual entry phone
 - ❖ Designated gated car parking space
 - ❖ Storage space at basement level
 - ❖ Pretty, landscaped external areas
 - ❖ 10 Year Premier Guarantee
- Tenure**
125 year leasehold.
- Services**
Mains water, electricity and drainage. Mains gas central heating.
- Local Authority Services**
Wiltshire Council, County Hall, Trowbridge Wiltshire BA14 8JN, Tel: 01225 713000.
- Viewing**
By prior appointment with JSA **Birkmyre Property** **01672 516619** and Carter Jonas.



Third Floor Apartment = 1743 Sq Ft/162 Sq M



Reception = 7.50 x 5.67, 24'7" x 18'7"
 Kitchen = 4.61 x 2.42, 15'1" x 7'11"
 Master Bedroom = 4.49 x 3.59, 14'9" x 11'9"
 Bedroom 2 = 3.49 x 3.35, 11'5" x 11'0"
 Study = 3.35 x 2.90, 11'0" x 9'6"

The Penthouse

FOR ILLUSTRATIVE PURPOSES ONLY

The position & size of doors, windows, appliances and other features are approximate only.

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**Energy Performance Certificate
Rating; C 81**

Broadband (source Uswitch)
Download speed: 57.62Mb
Upload speed: 18.7Mb

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Carter Jonas



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