



**Flat 1, 127 High Street,  
Marlborough, Wiltshire SN8 1LZ**

**£650 per calendar month**

## A generous one bedroom first floor flat, just off the High Street

### Location

Marlborough is a thriving market town lying 8 miles to the west of Hungerford, 18 miles to the west of Newbury and with Swindon 11 miles to the north. Marlborough has a wide range of services which are complimented by the proximity of these regional centres.

There are excellent communications with the A4 providing fast access to the M4 at junction 14 at Hungerford and junction 15 at Swindon via the A346. The A303 lies to the south and connects with the M3. There are train stations at Swindon, Pewsey, Great Bedwyn and Hungerford all giving fast access to London Paddington.

Schools in the area include St Mary's

primary and St Johns secondary school in addition to prep schools at Pinewood, St Margarets, Calne and Cheam and public schools including Marlborough, Dauntseys and St Marys.

The property lies on the north side of High Street and is accessed via a private gated entrance between shops on the High Street. A passageway leads to the stairs, the roof terrace and access to the flat.

### Description

This entire period property forms part of the high street and is built of tile hung elevations under a pitched roof and has been subdivided into a shop and four flats above. Flat 1 occupies part of the first floor and comprises an open plan carpeted

Kitchen/Sitting Room with a range of wall and floor units incorporating a stainless steel sink, fridge and freezer, hob, electric oven and extractor above, space for washing machine. There is a large double bedroom, carpeted and with a separate shower room and wc behind frosted glazing. There are electric wall mounted heaters.

There is a terrace which is not demised to this property, which has been used partially in the past.

### Services

Mains electricity, water and drainage

### Epc

D61

### Council tax

Band A

### Local Authority

Wiltshire Council, County Hall, Trowbridge, Wiltshire BA14 8JN, Tel: 01225 713000

### Directions

The private entrance to the flat is found between Landmark and White Stuff on the northern side of the high street at the eastern end.

### Terms:

Available: immediately

Rent: 650 pcm payable in advance

No Pets

No Smoking

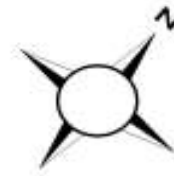
Short Let – 6 months

Services: payable by the tenant



## First Floor

Approx. 29.8 sq. metres (321.0 sq. feet)





Estimated Energy Costs of Heating for 2 years			
Boiler 2 years estimated cost:	£ 1,100		
Estimated energy costs of this boiler:	£ 1,100		
	Current boiler	Political boiler	Thames Valley average
Boiler	£ 1,100 (over 2 years)	£ 1,100 (over 2 years)	£ 1,100 (over 2 years)
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These figures should be treated as an estimate and are not intended to be used for financial or investment purposes. The figures are based on the current market conditions and are subject to change without notice.

**Energy Efficiency Rating**

The Energy Efficiency Rating (EER) is a measure of the energy efficiency of a property. It is based on the property's energy consumption and is expressed as a letter grade from A to G. The higher the letter grade, the more energy efficient the property is.

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**Important Notice**

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