



3 Stoneking Court
Marlborough, Wiltshire SN8 4PQ

birkmyre
property consultants

A WELL PRESENTED TWO BEDROOM FLAT WITH COMMUNAL GARDEN AND PARKING

*Town centre location with two car parking spaces * Well presented generous accommodation, Reception Room, Two Bedrooms Family Bathroom and Kitchen
*Communal gardens adjoining the river *Ideal investment opportunity

Location

Marlborough is an historic market town located 11 miles south of Swindon, 10 miles west of Hungerford and 18 miles from Newbury. The town provides excellent shopping facilities together with a twice-weekly market, numerous cafes, restaurants and pubs and those with country and leisure pursuits are also well catered for (Golf Club and Leisure Centre).

There are a wide range of schools in the area including St John's School, Pinewood, St Francis, St Margaret's and St Mary's Calne and Marlborough College.

The M4 Motorway (J15) is approximately 10 miles distance providing fast road access to London, Bristol, and the West Country and rail links can be found in the nearby villages of Pewsey, Hungerford and Great Bedwyn, offering

services to London Paddington, with a journey time form 1 hour.

Stoneking Court lies on a private road running off George Lane and is a short walking distance from Marlborough High Street

Description

Stoneking Court comprises a block of four flats set in communal gardens with two dedicated parking spaces.

No 3 is situated on the first floor and is approached via a self-contained **Entrance Hall**. The well-presented and carpeted accommodation is arranged off a **central landing** and has a light and bright appeal. There is a large **Reception Room** with views over the garden, a **Kitchen** with a range of fitted wall and floor units

including a built in electric oven, 4 ring hob and extractor above and a cupboard with the gas boiler, a **Family Bathroom** with hand basin, wc and bath and shower. There are two **Double Bedrooms**. The property is double glazed and has gas fired central heating.

The property has been held as an investment and has seemed to attract long term tenants. Most recently was let out at £900 pcm.

Outside

There are two reserved parking spaces to the front of the block and then a delightful communal garden running down to the River Kennet

Tenure

Share of Freehold by way of a 999 year Lease. Service charge of £45 pcm, covering garden maintenance, buildings insurance and exterior window cleaning.

Services

Mains gas electricity water and drainage. Gas fired central heating.

Council Tax

Band: C

Epc: C 78

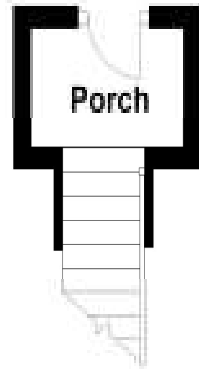
Local Authority

Wiltshire Council, County Hall, Trowbridge
Wiltshire BA14 8JN, Tel: 01225 713000
www.wiltshire.gov.uk



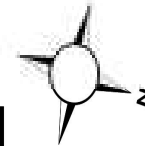
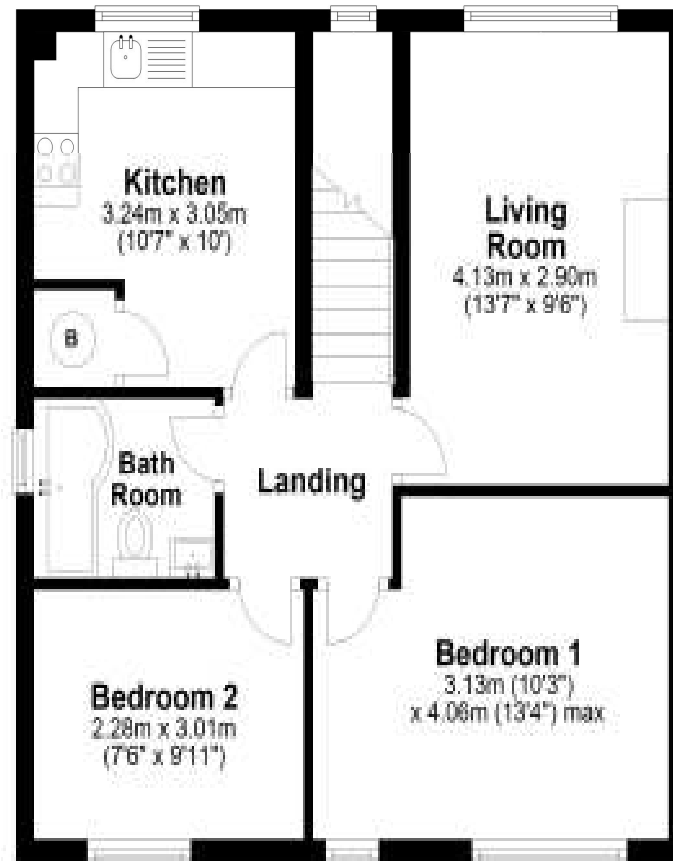
Ground Floor

Approx. 1.9 sq. metres (20.0 sq. feet)

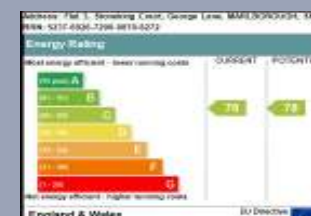


First Floor

Approx. 52.9 sq. metres (569.2 sq. feet)



Total area: approx. 54.7 sq. metres (589.2 sq. feet)



Important Notice

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