



10 Churchill Court, Kelham Gardens
Marlborough, Wiltshire SN8 1LD

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Self-contained ground floor retirement apartment with a stunning new kitchen, one bedroom, a private terrace leading to the gardens, and overlooking the river

LOCATION

Kelham Gardens lie to the eastern edge of Marlborough town centre, an historic thriving market town offering a broad selection of shopping and leisure opportunities. Swindon lies 11 miles to the north, Newbury 17 miles and Hungerford 9 miles to the east with Salisbury 22 miles to the south.

Communications are excellent with good road access to the nearby major towns whilst there are regular train services from Swindon, Hungerford, Great Bedwyn and Pewsey providing access to London Paddington. Junction 15 (M4) is 10 miles with junction 14 of the M4 being just to the north of Hungerford. The A303 to the south gives access to the M3.

This popular property has idyllic gardens running down to the river whilst at the same time being within easy walking distance of the High Street.

DESCRIPTION

The property is a south facing one bedroom flat set on the ground floor of a block of some 40 properties built by McCarthy and Stone in 2001. This purpose-built development for those aged over 60, is a fully serviced building with a lift, communal sitting room, laundry, guest facilities and parking. There is a resident House Manager and for peace of mind a 24-hour Careline System which also controls door entry, and monitoring of the fire alarm.

The light and bright accommodation comprises a spacious **Entrance Hall** which is carpeted. A **Sitting Room** which is carpeted and has a walk-in Cupboard off it which also houses the hot water tank. The sitting room leads to French doors overlooking the gardens and river. The newly installed **Kitchen** lies off the sitting room with a range of wall and floor units incorporating a four-ring electric hob and extractor fan, oven and grill, integrated fridge/freezer, and space for a dish washer. There is a **Double Bedroom** with

built in wardrobes. The **Shower Room** has a wc, hand basin and a newly installed shower cubicle, wall mounted air heater and heated towel rail.

OUTSIDE

There is non-allocated parking to the front which leads to the electric front doors, communal hall and sitting room. The flat has direct access to the beautiful communal gardens which are mostly lawned, running down to, and alongside, the river Kennett.

SERVICES

Mains water, electricity and drainage. Electric Wall mounted heaters.

COUNCIL TAX

Band D

EPC

B83

LOCAL AUTHORITY

Wiltshire Council Tel: 0300 456 0100, www.wiltshire.gov.uk

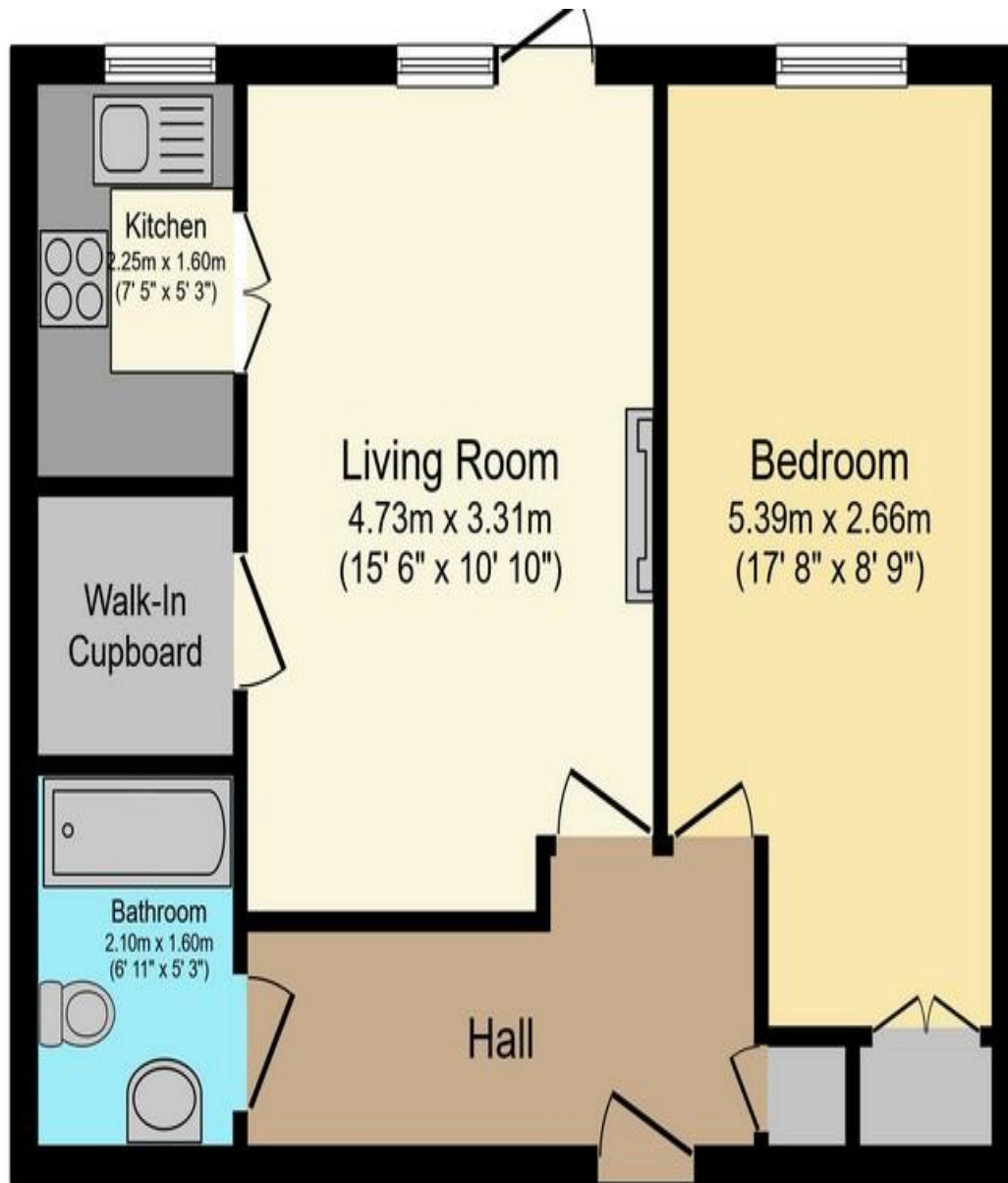
TENURE - Long Leasehold 125 years from 2001. Occupation can only be by those aged over 60. Current Annual Ground Rent: £782.20 per annum.

The service charge is currently being charged at £3,280.70 per annum. This covers a resident House Manager, the Careline system, insurance and maintenance of the building, maintenance, heating and lighting of the common parts, window cleaning, water and sewerage as well as gardening and lift servicing.

DIRECTIONS

From Marlborough High Street head east towards London Road and Hungerford. Bear right at the first roundabout and turn left into Kelham Gardens opposite the petrol station. The entrance to Churchill Court will be found





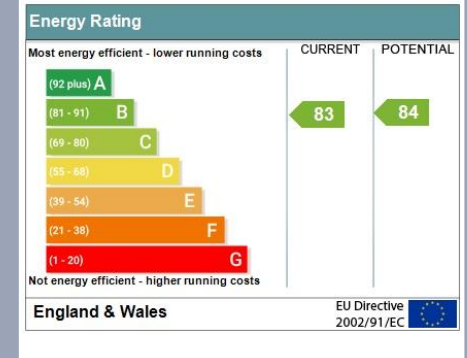
Total floor area 47.1 sq.m. (507 sq.ft.) approx





Address: Flat 10, Churchill Court, Kelham Gardens, MARLBOROUGH...

RRN:



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