

High Street, Marlborough
Wiltshire SN8 1AA

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An unusually large and elegant period first floor apartment of a handsome Grade II listed building

*Just off High Street close to shops, cafés and restaurants *a rare opportunity to acquire a spacious flat, ideal as an investment opportunity or an excellent lock-up-and-leave *Self contained one bedroom apartment of 896 sq ft *Generously proportioned accommodation with high ceilings and tall sash windows

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 southern side of the High Street and is accessed off Alma Place with views to the front over the High Street.

Description
This elegant and unusually large apartment is on the first floor of this period property of Ashlar Bath stone, now rendered and painted, on arguably the most attractive stretch of Marlborough's High Street. The accommodation is particularly generous with high ceilings and period features. The substantial sitting room overlooks the High Street, while the separate kitchen/breakfast room and a bedroom provide considerable flexibility. The interiors and communal parts have recently been redecorated.

Stairs lead up to the front door on the first floor via a half landing where there is a private store cupboard. There is an inner hall with wide and tall doors which leads to the large Double Bedroom, carpeted and set at the rear of the building, The Sitting Room overlooks the High Street and is carpeted. The Kitchen/Breakfast Room has wall and floor units incorporating a sink, electric oven and hob, a washing machine and fridge. The Bathroom completes the accommodation with a bath with shower attachment, wc and handbasin.

Tenure
Long leasehold : 92 years unexpired at ground rent of £100 pa. Service charge payable at £500 pa. Further details available from the selling agents

Services
Electricity, water and drainage. Electric heaters. Broadband: fibre to the property 1600 Mbps download and 115 upload (openreach)

Council Tax
Band C

Epc
D59

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

Location
What3words:///acting.hurls.heartburn





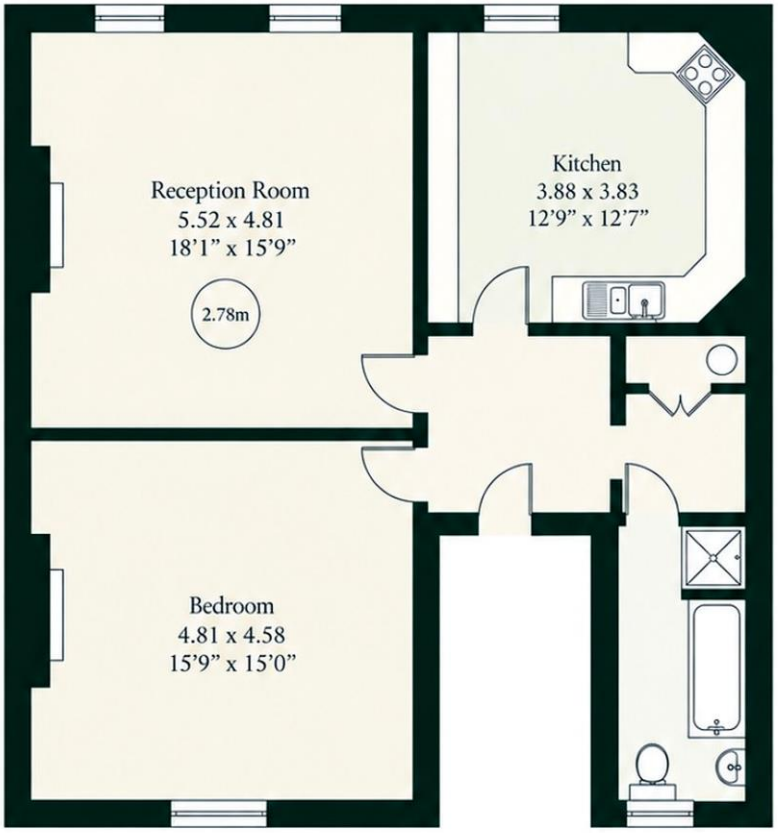

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APPROXIMATE GROSS INTERNAL AREA

83.2 sq m / 896 sq ft

First Floor Apartment – 82.7 sq m / 890 sq ft

Store (Half Landing) – 0.5 sq m / 6 sq ft



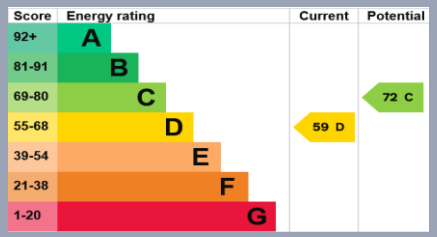
First Floor



On Half Landing

This floor plan is for guidance only. Measurements are approximate and not to scale.





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