



Retirement Living in the Heart of Ramsbury

Guide Price £220,000

Winkworth



ISLES COURT, ISLES ROAD, SN8 2QW

*** No onward chain***

A delightful two bedroom, ground floor retirement apartment occupying a lovely location just minutes from the centre of this sought-after village.

Isles Court was built in 1984 specifically for buyers aged 55 and over, who are looking for a sizable property with all the security benefits and peace of mind of a retirement complex. The apartment overlooks beautifully maintained landscaped gardens and is located a short walk from the centre of this thriving village.

The property itself is light-filled and spacious with high ceilings and plenty of room to entertain friends and family.

To the front of the property is a small lawned area with inset flower and shrub bed. Stepping out from the back door there is a small paved patio area and a path to the communal gardens. The allocated parking is located nearby.

AT A GLANCE:

- Entrance hall
- 2 double bedrooms
- Sitting Room/dining room
- Kitchen/breakfast room
- shower room
- No onward chain
- Allocated parking
- Leasehold
- Service charge applies
- 24 hr monitoring if required by personal alarm
- On-site manager

COUNCIL TAX: Band D

EPC: E

SERVICES: Mains electricity, water and drainage.



SERVICE CHARGE

£1,141 per quarter, £4,564 for the year. This includes emergency alarm system, complex manager, buildings insurance & maintenance, window cleaning and garden maintenance.

LOCATION

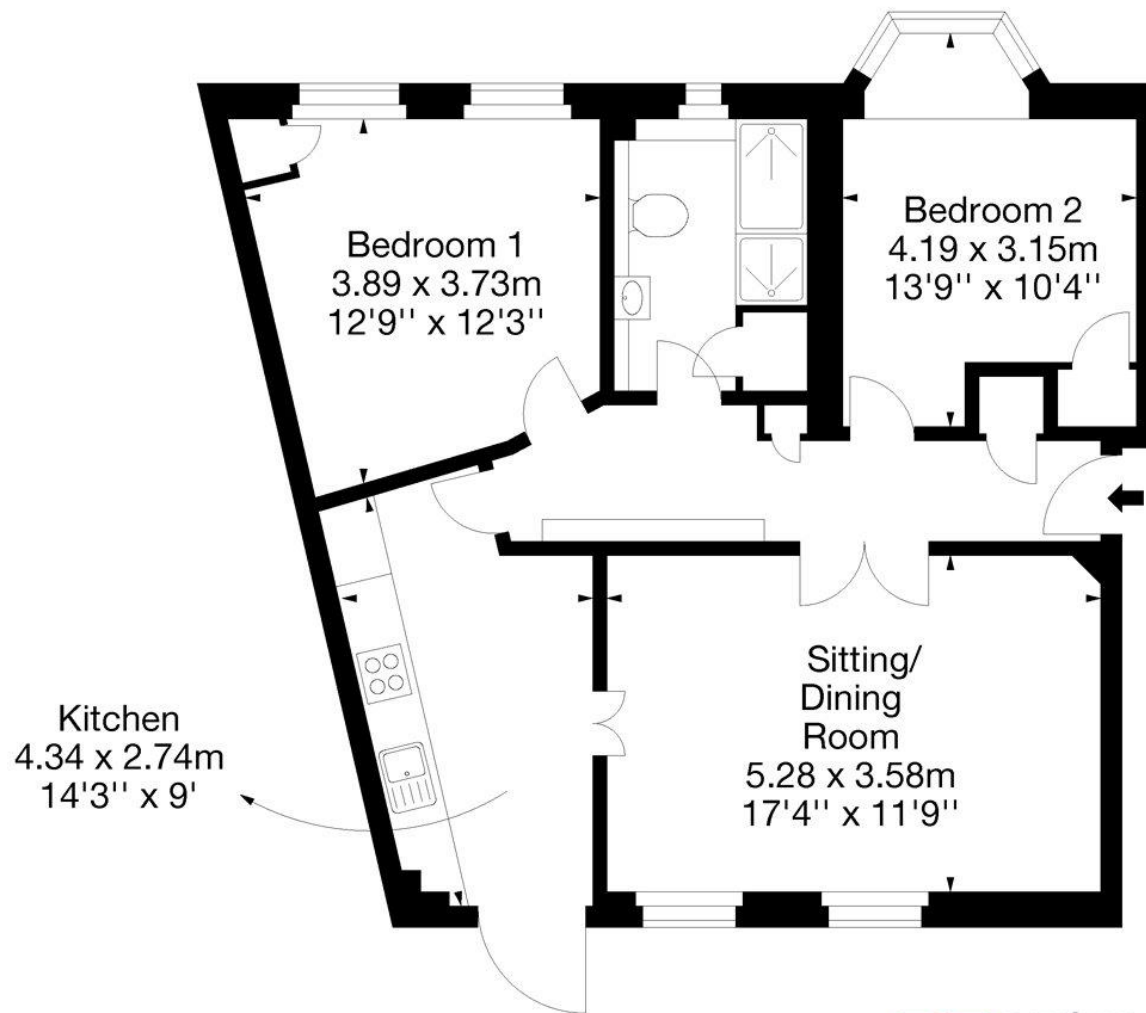
Ramsbury lies to the east of Marlborough on the River Kennet, providing convenient access to Marlborough, Hungerford (which has a direct rail service to London Paddington) and to the M4, junctions 14 & 15. The village is one of the most desirable in the area with a highly acclaimed primary school and a range of shops and services more akin to a small town, including a large sports area for football & tennis, state of the art healthcare practice, post office, two pubs, coffee shop and a general store.

There is an excellent bus service between Ramsbury and Swindon via Aldbourne and also to nearby Marlborough. Hungerford with its train station to London (Paddington 60 mins) is only 6 miles distant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





7 Isles Court,
Isles Road,
Ramsbury, SN8 2QW
Approx. Gross Internal Area
769 Sq Ft - 71 Sq M

Ground Floor



© Capture Property Marketing 2016. Drawn to RICS guidelines.
All Measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.

Marlborough | 01672 552777 | marlborough@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Winkworth