



Spacious two double bedroomed apartment in the centre of Marlborough High street
£325,000

Winkworth



HIGH STREET Marlborough SN8 1LT



Available with no onward chain, Spacious two bedroom, two bathroom modern apartment with two parking spaces in the centre of Marlborough High Street.

From its own front door, accessed via Hughenden yard you go up to the first floor where you will find a spacious fully fitted kitchen breakfast room, beautifully fitted with cream units and solid wood worktops. A separate toilet/cloakroom, with space for a washing machine and really large lounge with huge bay windows overlooking Marlborough high street are also on this floor.

The second floor has a large master bedroom with a modern ensuite shower room. The second bedroom is also a very good size double and there is a further bathroom that would serve the second bedroom well. The bathroom has a bath and over bath rain shower.

A real bonus for this property is the TWO allocated parking spaces which are located to the rear of Hughenden Yard and within very easy reach of the property.

Well located for the high street, Waitrose only a few minutes' walk, shopping and an abundance of coffee shops. The new parade cinema is also within walking distance. What's not to love!





At a Glance:

Available with no onward chain

- Unfurnished (to include Integrated fridge/freezer and dishwasher)
- Two allocated parking spaces just a minute walk
- Kitchen/breakfast room
- Cloakroom (with toilet)
- Large lounge with bay window – overlooking the high street
- Two double bedrooms (one ensuite shower room)
- Bathroom, bath with over bath shower

Services: Mains Water and Drainage, Electric and Gas
Central Heating.

108R Lease - 239 years

x 2 parking spaces Wiltshire council - 64 year lease

No ground rent

EPC:C

Council Tax: C

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

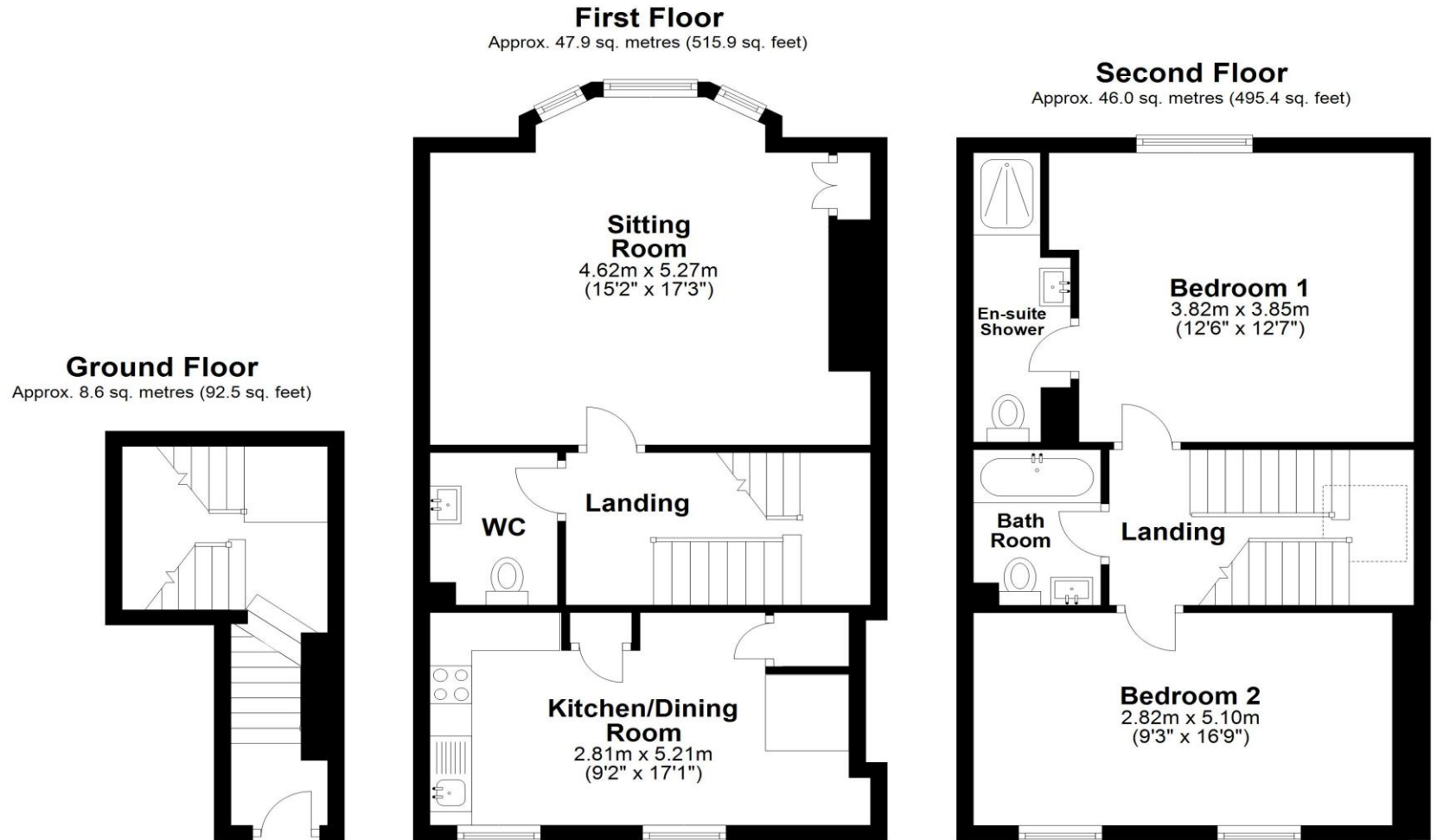




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Surrounded by beautiful countryside, Marlborough is a special market town in the heart of Wiltshire which enjoys a cafe culture and vibrant High Street. There is a Waitrose supermarket and a good choice of restaurants with coffee shops and a good mix of national brands and independent retailers. It enjoys regular markets in the High Street which is one of the widest in the UK and there are a variety of culture and social events such as music, art and literature festivals. The town enjoys its own cinema and features a literary festival and the well-known Marlborough College Summer School. The surrounding countryside includes the Savernake Forest and West Woods at Lockeridge and provides for a multitude of outdoor sports and hobbies. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College. There are two golf courses nearby, a tennis club, leisure centre and gyms in town with shooting, fishing and flying within easy distance. Racing at Newbury.

In the area there are two train stations with services to London (Paddington 65mins) at Great Bedwyn and Pewsey. The M4 J15 is about 10 mins drive away.



Total area: approx. 102.6 sq. metres (1103.9 sq. feet)
108R High St., Marlborough