



A Delightful One Bedroom Apartment Set in Beautiful Grounds

Guide Price £150,000

Winkworth



CASTLE COURT, RIVER PARK, SN8 1XG

A stone's throw from Marlborough high street this one bedroom apartment is available with NO ONWARD CHAIN.

Built early in 1990s Castle Court is a development of retirement apartments for the over 55's. Located in a very enviable position in the development facing the river Kennet and the communal gardens.

Access from its own entrance there are stairs up to the apartment (fitted with a stair lift). The spacious accommodation comprises a good size kitchen with ample cupboards, integrated oven and hob, free standing fridge freezer and under counter washing machine, lovely light and bright dual aspect lounge with views out to the river and gardens from one aspect and across to the Marlborough College Master's Garden from the other, double bedroom with built in wardrobes and shower room. There is a very useful large storage cupboard in the hallway.

There are well manicured communal gardens to sit out and enjoy the sound of birds and the flow of the river. Parking is available on a first come first served basis.

The very popular market town of Marlborough is a short walk to access all the café's coffee shops, and amenities.



At a Glance:

- Private access to the apartment
- First floor accommodation
- Kitchen
- Lounge
- Double bedroom with built in wardrobes
- Shower room
- Large storage cupboard
- Communal gardens

Services: Mains Drainage and Water, Electric heating.
EPC: C / Council Tax: C

Management company: Grange Management (Southern) Ltd
Length of lease (years remaining from date of listing): 66 years
Annual ground rent amount: Within service charge
Annual service charge amount: £2984 per annum
Water rates included in service charge.
Full access to the laundry room.

LOCATION

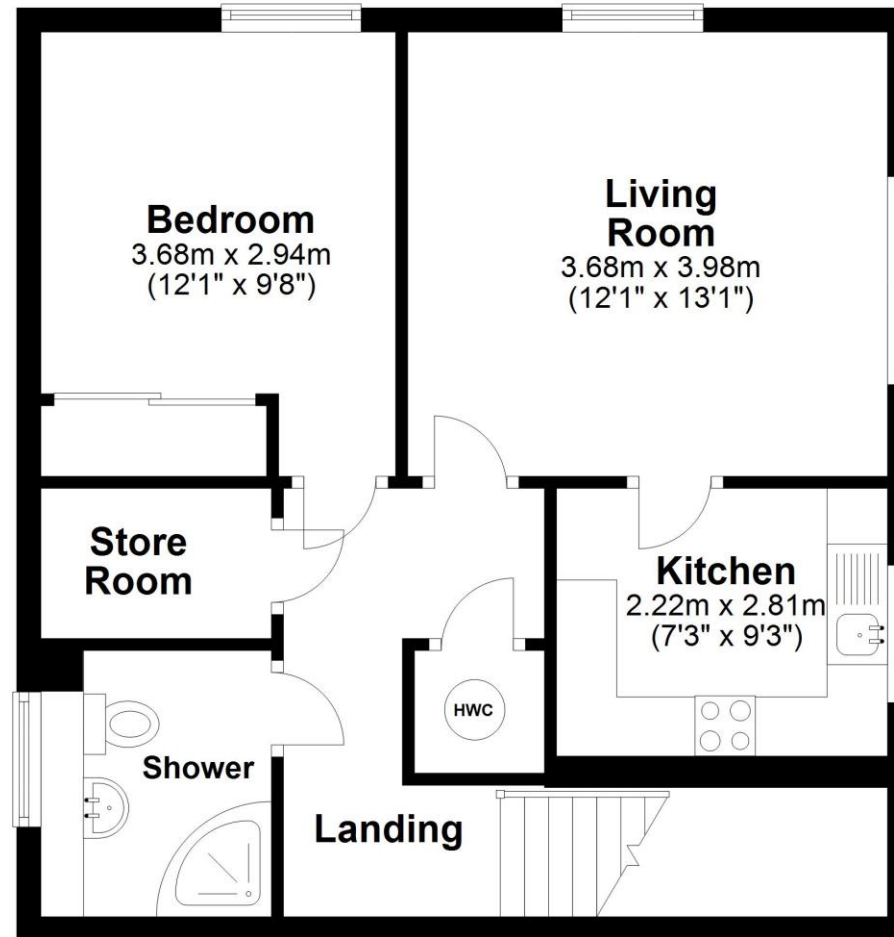
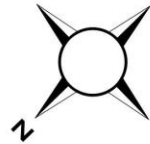
Surrounded by beautiful countryside, Marlborough is a special market town in the heart of Wiltshire which enjoys a cafe culture and vibrant High Street. There is a Waitrose supermarket and Rick Stein restaurant with coffee shops and a good mix of national brands and independent retailers. It enjoys regular 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. A recent addition to the town is the parade cinema. The town 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.



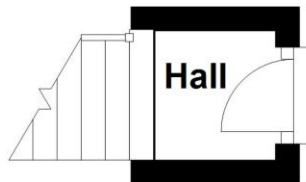
First Floor

Approx. 51.5 sq. metres (553.9 sq. feet)



Ground Floor

Approx. 1.1 sq. metres (11.5 sq. feet)



Total area: approx. 52.5 sq. metres (565.4 sq. feet)

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