



Modern Two bedroom Apartment
£270,000

Winkworth



9 CHERRY ORCHARD HOUSE, CHERRY ORCHARD ,
Marlborough, SN8 4AS





 2 1 2 1

Modern two bedroom, two bathrooms apartment with parking space just a stones throw from Marlborough High Street.

Spacious apartment on a small quiet development within 5 minutes' walk of the popular high street of Marlborough.

The apartment is based on the upper ground floor and the accommodation comprises a large hallway, open plan kitchen/living and dining, main bathroom, two double bedrooms one with ensuite shower room and large wardrobe. The apartment has two balconies overlooking the communal gardens both accessed via the open plan living area and allocated parking space.

This will be a lovely home for first time buyers or downsizers.

No 9 is within easy reach of the local schools, high street with all its amenities and Savernake forest.



At a Glance:

- Modern Apartment
- Two double bedrooms, one ensuite shower room
- Bathroom
- Open plan kitchen/living and Dining
- Two balconies
- Allocated parking
- Superb location



Services: Mains Drainage and water, electric and gas central heating.

EPC:C

Council Tax: C

There is a management company SPG Property who are responsible for the externals and communal areas. Cost of this annually is approx £1100.

Length of lease (years remaining): 994

Annual ground rent amount: Peppercorn

Situation

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.





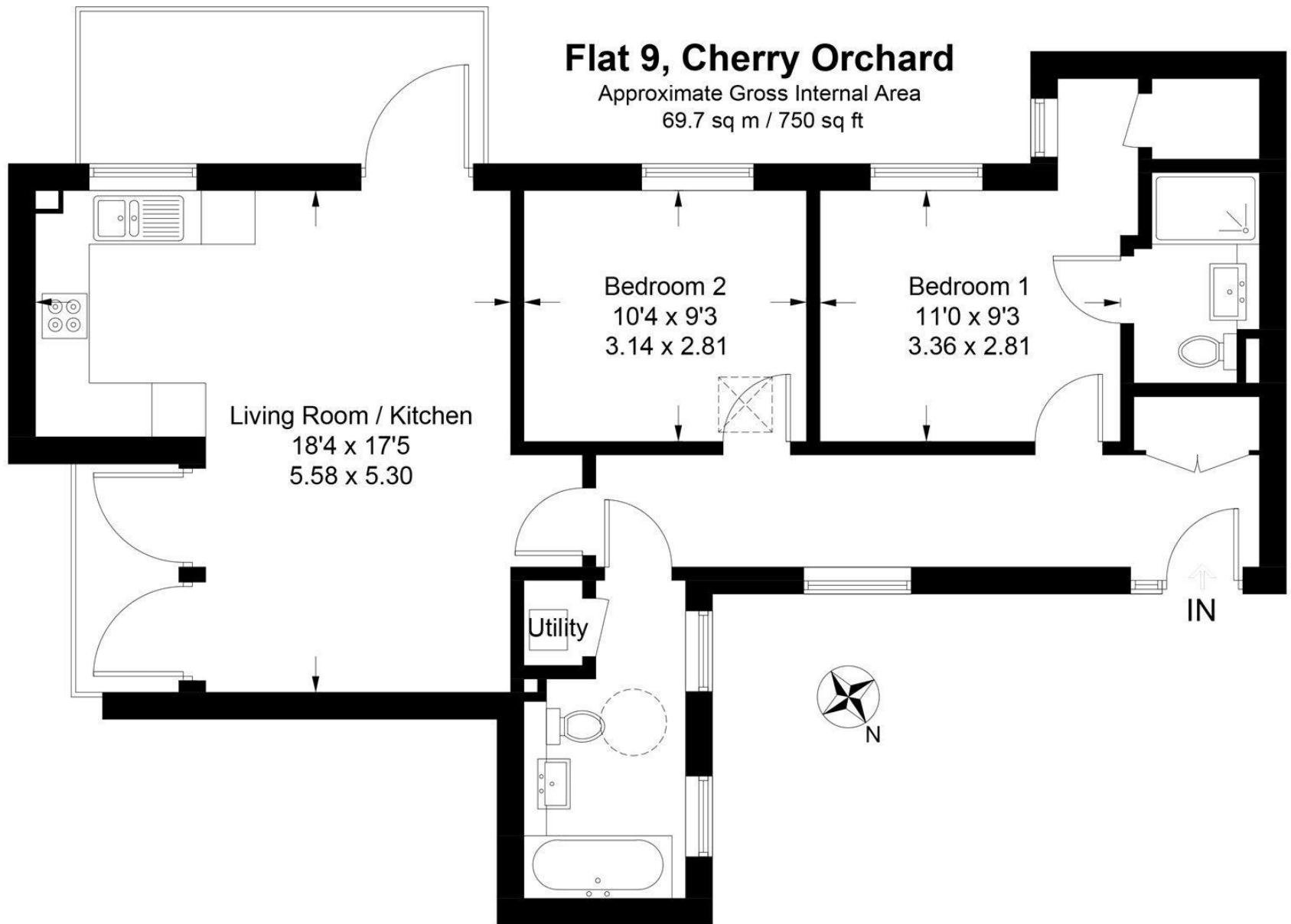
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.wiltshire.gov.uk/article/7069/Council-tax-bandsand-Charges>

Broadband and mobile coverage. <https://checker.ofcom.org.uk/>
Postcode: SN8 4AS





Flat 9

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