



Apartment close to the High Street
£249,000

Winkworth



RIVER PARK, MARLBOROUGH, SN8 1XG



Ground floor, two bedroom apartment with private access and small front garden.

Built early in 1990s Castle Court is a development of retirement apartments for the over 55's.

Number 7 is a ground floor apartment located in a most enviable spot, feeling very private and with its own entrance and small front patio area. The spacious accommodation comprises a good size lounge with room for a small table and chairs, compact modern kitchen with ample cupboards, cooker and hob and free standing fridge freezer, modern shower room and two double bedrooms one being used currently as a dining area. There are two storage cupboards which are a good size.

Opposite the apartment entrance is a gate to access the Pewsey road and you can be in the high street in minutes.





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
- Ground floor accommodation, with little patio area
- Kitchen
- Living room
- Two Double bedrooms, one with built in wardrobes
- Shower room
- Two Large storage cupboards
- Communal gardens

Laundry room

Communal Living area and Conservatory

Guest room available for visitors (on a booking system)

Parking available but not allocated

Services: Mains Drainage and Water, Electric heating.

EPC: C

Council Tax: C

Management company: Grange Management (Southern) Ltd





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 Length of lease (years remaining from date of listing): 65
 Annual service charge is £3,808.20 per annum (payable monthly).
 This cost includes ground rent, management, laundry room and communal areas.
 Water rates included in service charge.
 Full access to the laundry room.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | 79 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, good 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. 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.

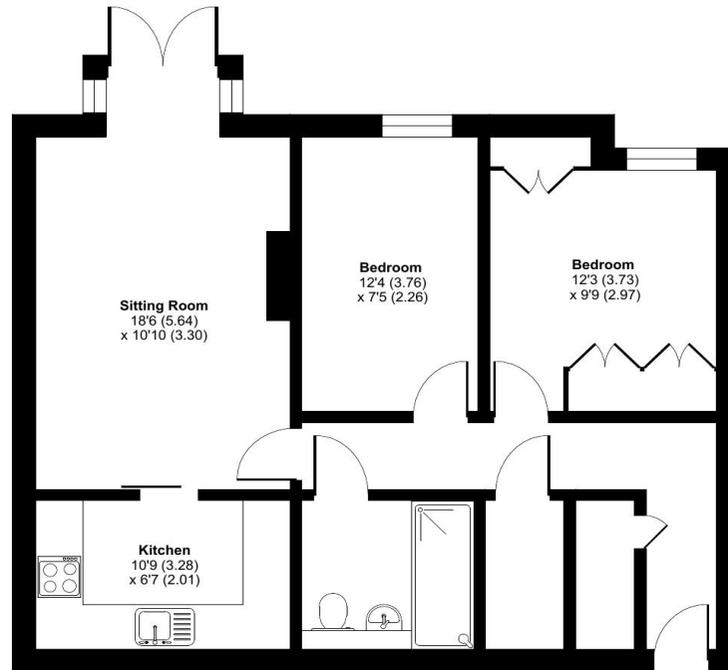
In the area there are two train stations with services to London (Paddington 65mins) at Great Bedwyn and Pewsey. The M4 J15 is about 10 mins drive away.



Castle Court, River Park, Marlborough, SN8

Approximate Area = 671 sq ft / 62.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Rutherfords Property Limited. REF: 1421343

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