



THE HIGH STREET,  
MARLBOROUGH

Carter Jonas

# FLAT 1, 21 HIGH STREET, MARLBOROUGH, SN8 1LW

## AMENITIES

- Apartment
- Kitchen/Sitting Room
- Ensuite Bedroom
- Town Centre Location
- Second Floor

## SITUATION

This Property is centrally located in the beautiful market town of Marlborough on the High Street. Marlborough is a thriving and expanding town with excellent local shopping including some of the major retailers. National retailers include Waitrose and Tesco supermarkets and several quality restaurants. In addition, there are the shopping areas in Hillier's Yard and Hughenden Yard. The leisure centre and golf club provide excellent sporting facilities too. Although self-sufficient, the town is well placed for other towns including Swindon, Bath, Hungerford and Newbury and is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Intercity (Paddington) rail and M4 connections are at both Swindon and Hungerford.

## DESCRIPTION

Flat 1, 21 High Street is a one bedroom apartment situated on the second floor, forming part of the larger building.

The property comprises of an open plan sitting room/kitchen. The kitchen has a range of wall and base units and offers integrated fridge, washer dryer, oven and hob.

The spacious bedroom has a modern ensuite bathroom with an enclosed shower cubicle.

The apartment has just undergone some refurbishment works, including windows and redecoration throughout.

The property would make for an excellent buy to let, first time buyer purchase or a pied-à-terre.

**A ONE BEDROOM SECOND FLOOR APARTMENT SITUATED IN THE HEART OF MARLBOROUGH HIGH STREET.**



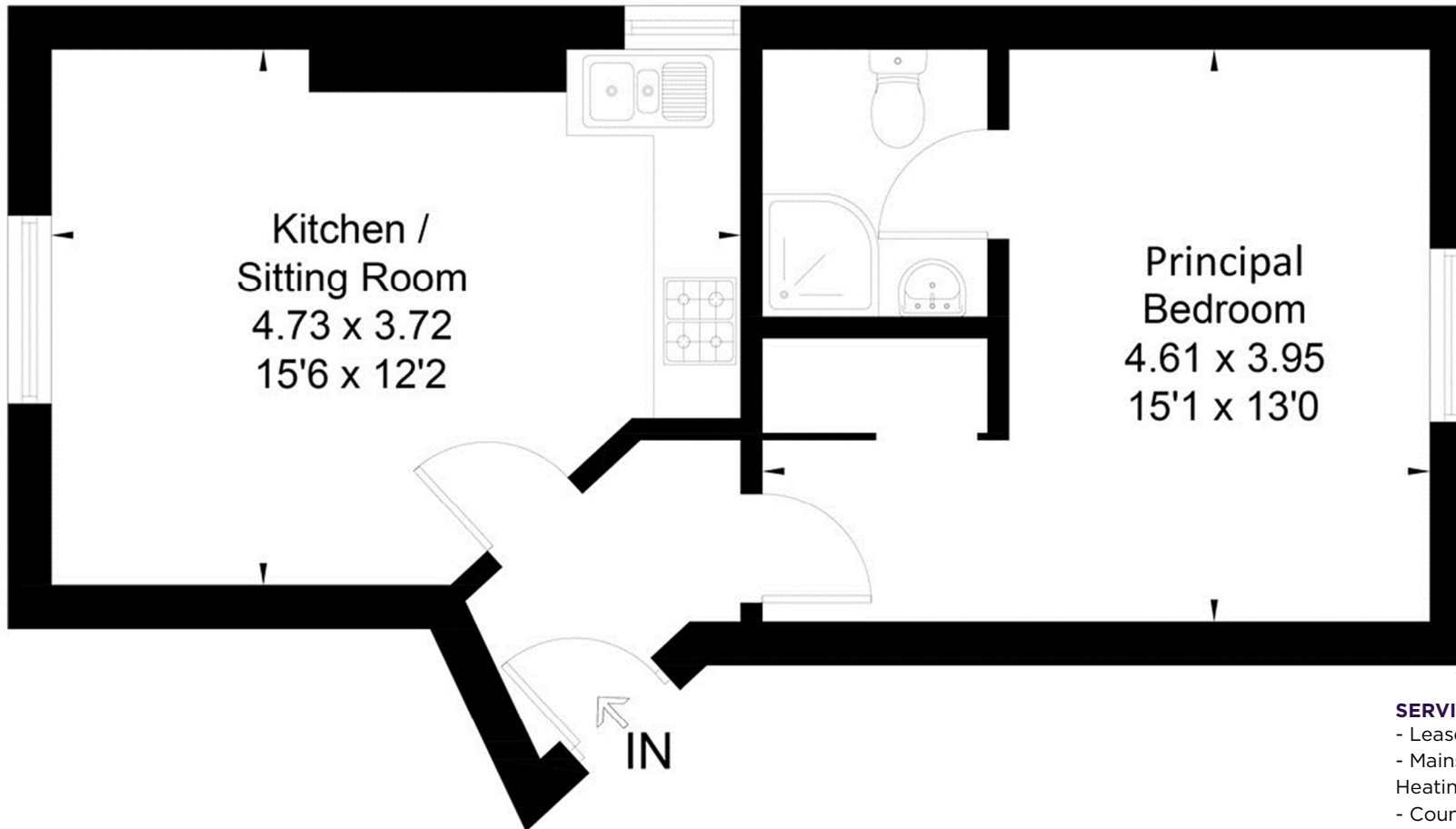
**GUIDE PRICE:** £155,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



Classification L2 - Business Data

High Street, Marlborough, SN8  
Approximate Area = 405 sq ft / 37.6 sq m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #70194

#### SERVICES AND MATERIAL INFORMATION

- Leasehold
- Mains water, mains drainage. Electric Heating
- Council tax band: A
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website
- Ground rent £150 per annum
- Service charge £4508 per annum

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#### IMPORTANT INFORMATION

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