



Castle Court – River Park – Marlborough – Wiltshire – SN8 1XG

A one-bedroom second floor apartment in a popular retirement development close to shops



42 Castle Court

Entrance hall • Sitting room • Bedroom •
Kitchen • Bathroom

£145,000 (leasehold)

Castle Court consists of 46 apartments of traditional construction in landscaped grounds built in 1990 with parking to the north.

An attractive one-bedroom second floor apartment with views from the sitting room over the College gardens.

These include a visiting scheme manager and emergency alarm service, resident's lounge, laundry, guest suite, conservatory, lift, and on-site parking. The River Kennet runs along the eastern boundary.

Attractive landscaped gardens.

Marlborough is on the old Bath road about nine miles from Junction 15 on the M4 and fast trains to London (Paddington) can be taken from Great Bedwyn about five miles away. Trains also run regularly from Swindon to London taking less than an hour

99 year lease (from 1990), No ground rent and 60+ age covenant.

**For viewings please contact the
Scheme Manager on 01672 515779 or
Fifty5plus on 01488 668655**



Sitting room



Bedroom



Kitchen

The Property

One bedroom second floor apartment with room dimensions as follows: Entrance hall with large storage cupboard. Double aspect southwest facing sitting room (16'10" max x 12'9" max) North facing kitchen (10'9" x 9'2") Bedroom (11'3" excluding double wardrobe x 9'7") Loft access. Bathroom (7'11" x 5'8") Double glazing and electric storage heating.

Castle Court is situated off River Park to the southeast of the town centre and is walking easy walking distance of Waitrose and other facilities in the High Street. Marlborough has one of the most attractive high streets in the country.

Directions to Castle Court

From the A4 east of Marlborough continue down the hill into the town and at the first mini-roundabout continue over the Salisbury Road into George Lane.

Proceed to the 'T' junction with the Pewsey Road and turn right and then right again into River Park. The entrance to Castle Court will be found in a short distance on the right.



Bathroom



River Kennet

Approximate gross internals: 49 sq m / 527 sq ft

Energy Performance Rating: 74

Condition Code: C

Service charge: £2,289.94 p.a.

Council tax banding: D

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor.

Castle Court

Castle Court consists of 46 one and two-bedroom apartments in attractive gardens and grounds with parking in the central courtyard. The development fronts the Pewsey Road in an established residential area of Marlborough a short distance from the town centre. The River Kennet runs along the eastern boundary and it is short walk through River Park to Waitrose and the High Street shops.

Services

There is a visiting manager, emergency alarm and intercom system, lift, residents' lounge and conservatory overlooking the landscaped gardens to the south, laundry, guest suite and visitors' parking. There are attractive landscaped gardens surrounding the development.

Location

Marlborough has one of the widest and grandest high streets in England and the town's buildings testify to the prosperity it has enjoyed over the centuries. It has all the essential shops and services within its high street including a Waitrose and is home to both the renowned Marlborough College and Polly Tea Rooms.

The town has its own golf club and leisure centre, complete with swimming pool. Concerts, plays and exhibitions by local artists are frequent and the high street hosts the annual Mop Fair. It also has a famous International Jazz Festival held every July.

Further afield

Across the Pewsey Road from Castle Court are the gardens and grounds of Marlborough College. Marlborough is in an Area of Outstanding Natural Beauty surrounded by places of interest to visit and explore.

The Savernake Forest has over 4,500 acres of forest and parkland and close by are Avebury's ancient standing stones and the beautiful National Trust village of Lacock.



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