



**FIVE STILES ROAD,
MARLBOROUGH**

Carter Jonas

132 FIVE STILES ROAD, MARLBOROUGH, WILTSHIRE, SN8 4BG

KEY FEATURES

- o Excellent renovation opportunity
- o Strong investment potential
- o Ideal first-time purchase
- o First floor apartment
- o One double bedroom
- o No onward chain
- o Walking distance to amenities
- o Long lease

A RARE OPPORTUNITY TO ACQUIRE AN UNMODERNISED ONE BEDROOM, FIRST FLOOR FLAT, WITH NEW LONG LEASE, IN PRIME CENTRAL MARLBOROUGH.



SITUATION

Marlborough is one of Wiltshire's most desirable market towns, set within the beautiful North Wessex Downs National Landscape. Renowned for its charming High Street, the town offers an excellent selection of independent boutiques, cafés, restaurants and traditional pubs, alongside national retailers and supermarkets. Cultural and leisure amenities include an independent cinema, leisure centre, tennis club and a range of gyms, while nearby golf courses provide further recreational opportunities.

The town is particularly well regarded for its educational provision, with St John's Academy and the internationally renowned Marlborough College both within easy reach

Surrounded by the stunning countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley, the area offers exceptional opportunities for walking, cycling and outdoor pursuits. Marlborough is also well connected, with Junction 15 of the M4 approximately 8 miles away, providing convenient access to London, Bristol and the wider motorway network. Mainline rail services to London Paddington are available from Great Bedwyn, Pewsey, Hungerford and Swindon.

DESCRIPTION

A rare opportunity to acquire a generously proportioned one bedroom first-floor apartment with the benefit of a new long lease, situated in a prime central Marlborough location.

Ideally suited to first-time buyers, investors, or those seeking a project to personalise, the property offers well-balanced accommodation and excellent scope for modernisation and improvement, allowing purchasers to create a home tailored to their own tastes and requirements.

Enjoying a highly convenient position within walking distance of Marlborough's thriving High Street, the apartment benefits from easy access to an excellent range of independent shops, cafés, restaurants, and everyday amenities. Offering both potential and location in equal measure, this is an exciting opportunity to acquire a property in one of Wiltshire's most sought-after market towns.

Rooms:

Bedroom 10' x 12'6

Reception Open Plan Kitchen 11'5' x 18'

SERVICES & MATERIAL INFORMATION

- Long leasehold; approx. 125 years
- Service charge £284 pa
- Sinking fund £854 pa
- Mains water, mains drainage, gas central heating.
- Council tax band A
- Energy efficiency rating F
- Internet and mobile speeds can be found on the Ofcom website.

GUIDE PRICE £100,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office.



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IT INFORMATION

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Classification L2 - Business Data