



KELHAM GARDENS, MARLBOROUGH, SN8
£750 per month*

Carter Jonas

CHURCHILL COURT, KELHAM GARDENS, MARLBOROUGH, SN8

- Over 55s
- Kitchen
- Sitting Room
- Shower Room
- Double Bedroom
- Walking Distance to High Street
- Shared Laundry Room

LOCATION

Churchill Court is located near to the centre of the High Street in Marlborough, a thriving and expanding market 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. The town is well placed for other centres 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 links are at Swindon, Pewsey, Great Bedwyn and Hungerford with the M4 Junction 15 about 10 miles away.

THE PROPERTY

This UNFURNISHED apartment in Churchill Court, exclusively for over 55's is an attractive one-bedroom apartment situated on the second floor of this Macarthy Stone development. It is a particularly bright property with a living/dining room with a built-in electric fire. There is a good size bedroom with fitted wardrobes. There is a well fitted kitchen and a shower room. In addition, there is a large airing cupboard. The property has electric heating.

The apartment has the use of the charming, landscaped gardens along the banks of the River Kennet, as well as a communal lounge, laundry and guest facilities.

Services: Mains Electricity and Drainage

**A well-presented 1 bedroom second floor apartment for the over 55's set in delightful communal gardens within walking distance of the High Street.
Council Tax Band: D**




ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

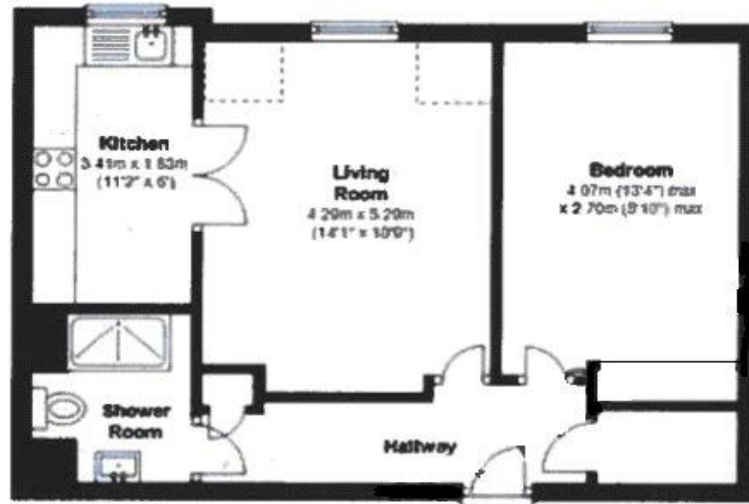
Viewing Strictly by appointment

Local Authority Council Tax Band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Total area: approx. 43.6 sq. metres (468.9 sq. feet)

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Offices throughout the UK



IMPORTANT INFORMATION

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