



AILESBURY COURT, HIGH STREET, SN8
£1,450 per month*

Carter Jonas

CARDIGAN HOUSE, AILESBURY COURT, MARLBOROUGH, SN8

- Open plan kitchen / sitting room
- Main Bedroom with ensuite
- Further double bedroom
- Family Bathroom
- Storage locker
- Secure underground parking

LOCATION

Marlborough is a vibrant market town, and the apartment is located just a short walk from the High Street. The historic high-street offers a mix of major retailers, independent boutiques, coffee and tea shops. Plus, the town is home to the independent Parade Cinema, various sporting facilities, regular live music events and an annual literature festival. Marlborough is well placed for other towns including Swindon, Hungerford, Newbury, and the cities of Bath and Salisbury. The surrounding area is dominated by the ancient Savernake Forest and stunning Marlborough Downs which run between the Pewsey Vale and Kennet Valley. Rail links to London Paddington are accessible from Pewsey, Great Bedwyn, Swindon and Hungerford.

THE PROPERTY

This apartment in Cardigan House is from the first phase of the redevelopment of Ailesbury Court in 2015 and benefits from both a convenient location and secure parking. It has been designed for open-plan living presented in light, bright neutral tones.

At 899 square feet, there is a great feeling of space to this two-bedroom apartment, and all principal rooms have a south-easterly aspect. The entrance hall has a large built-in cupboard and leads through to the open plan kitchen/living room which offers a versatile and spacious living area. The modern fitted kitchen has an electric oven, separate induction hob and integrated fridge and dishwasher. The apartment has a wonderful main bedroom with an ensuite bathroom with under floor heating. There is a second good-sized double bedroom served by a well-appointed bathroom with under floor heating.

Located moments from Marlborough High Street, this is a beautifully presented two double bedroom apartment with secure underground parking.



There is one parking space with the apartment located on the ground floor behind electrically operated garage doors and there are lifts to all floors. The apartment also has a storage locker. Cardigan House has direct pedestrian access to Marlborough's famous and flourishing High Street.

EPC Rating C. Council Tax Band C (Wiltshire Council website for current cost). Mains electric, gas central heating and metered mains water and drainage.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1,450 per calendar month: Holding deposit of 1 week's rent £334. Security deposit of 5 weeks rent £1,673.

ADDITIONAL INFORMATION

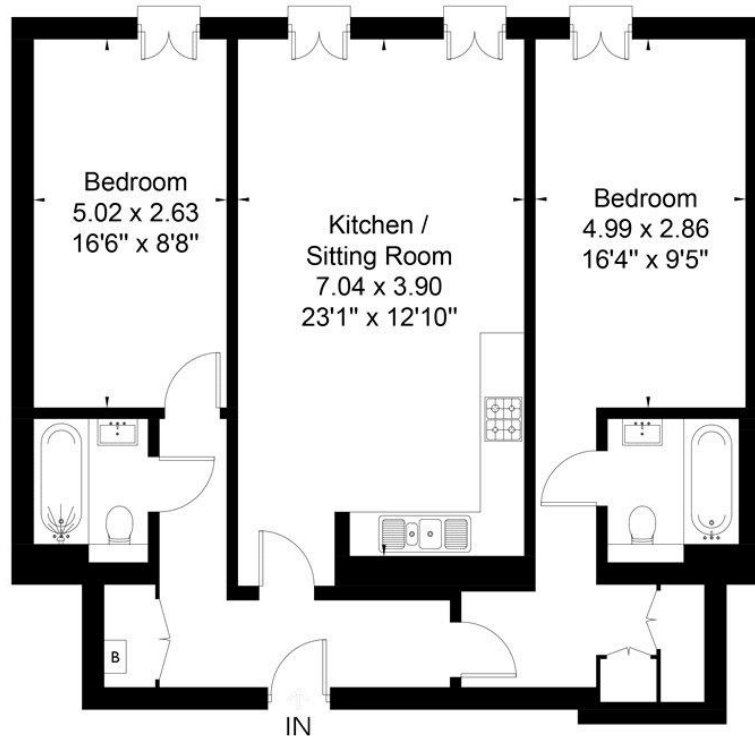
Viewing	Strictly by appointment
Local Authority	Wiltshire Council - Council Tax Band



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ailesbury Court, High Street, Marlborough, SN8
Approximate Area = 899 sq ft / 83.5 sq m



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards
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Classification L2 - Business Data

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