



PRIORY COURT,
MARLBOROUGH

Carter Jonas

8 PRIORY COURT, MARLBOROUGH, WILTSHIRE, SN8 4FE

A BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT WITH BALCONY AND VIEWS, LOCATED IN A POPULAR DEVELOPMENT FOR THE OVER-55S.

KEY FEATURES

- o **First floor (with lift)**
- o **Sitting / dining room**
- o **Modern kitchen**
- o **Two Double Bedrooms**
- o **Two bathrooms (one ensuite)**
- o **Generous hallway**
- o **Balcony with views**
- o **Communal gardens**
- o **Popular development for the over-55s**
- o **Allocated parking space**
- o **Visitor parking is also available**



SITUATION

The property is located on the edge of Marlborough, offering easy access into town and to the surrounding countryside. Marlborough is a thriving, market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local shops, some of the major retailers and supermarkets including Waitrose and boasts a number of good quality restaurants such as Pinos and Dan's. The Leisure Centre, cinema and Golf Club provide excellent sporting facilities.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. The M4, Junction 15 is within 8 miles giving access to London and the West Country. There are mainline rail services from Pewsey, Hungerford, Swindon or Great Bedwyn to London Paddington.

DESCRIPTION

A beautifully positioned two-bedroom first-floor apartment within the highly regarded Priory Court development, offering superb, elevated views across Marlborough. Built by Beechcroft Developments in 2015 for the over-55s, this modern retirement community is both popular and well maintained.

Accessed via a communal entrance with lift access to the first floor, the apartment provides well-proportioned and thoughtfully designed accommodation, ideal for low-maintenance living. A spacious hallway, complete with useful storage, leads through to an impressive sitting and dining room. This light-filled space offers ample room for both seating and entertaining, with doors opening onto a private balcony, perfectly positioned to enjoy the far-reaching views.

The kitchen sits conveniently just off the main living area and is fitted with a range of units and work surfaces. There are two generous double bedrooms, both benefiting from fitted storage, including a principal bedroom with an en-suite shower room. A separate family bathroom serves the second bedroom, while a practical utility cupboard adds further convenience.

OUTSIDE

The property benefits from an allocated parking space within the development and there is also additional visitors parking available.

The apartment enjoys a good-sized balcony accessed off the sitting room and also has use of the well-maintained communal gardens around the development.

SERVICES & MATERIAL INFORMATION

- Leasehold (999 years from 1 January 2015)
- Service charge £4,500pa payable monthly, quarterly or annually. This covers buildings insurance, gardening, window cleaning, external maintenance, lift maintenance, on site community manager and access to the communal lounge and garden.
- Ground rent £350pa
- Mains water and mains drainage. Gas central heating
- Council tax band: E
- Energy efficiency rating: B
- Broadband and mobile coverage. Please refer to Ofcom website for more details.

GUIDE PRICE £299,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

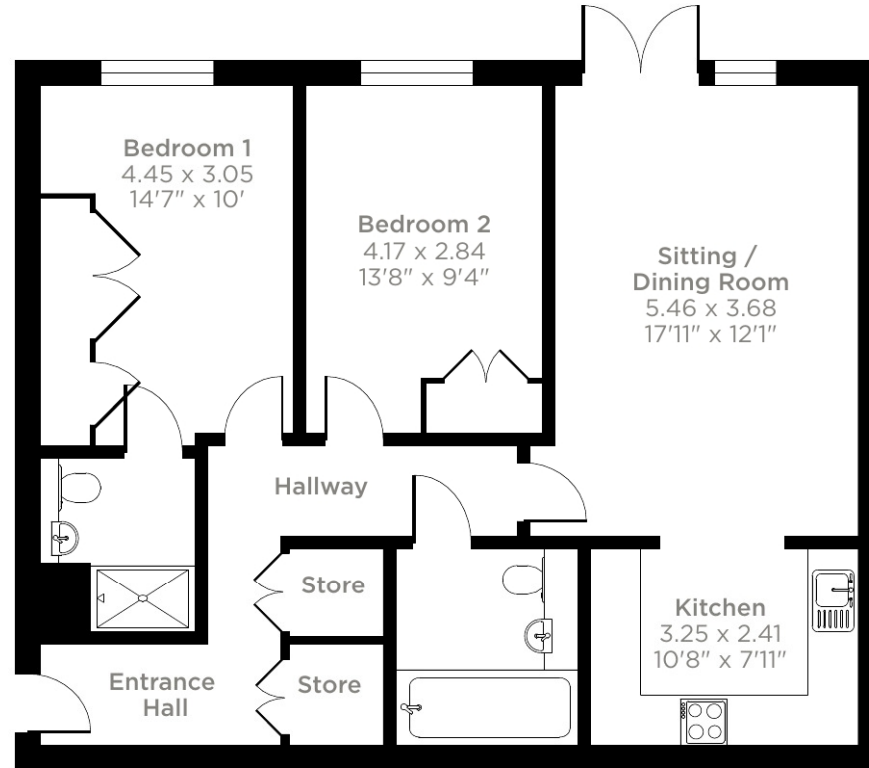




Priory Court, Marlborough, SN8

Approximate Area = 858 sq ft / 79.7 sq m

For identification only - Not to scale



Ground Floor

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Carter Jonas. REF: 1459911

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Classification L2 - Business Data