



ST LUKES COURT,
MARLBOROUGH

Carter Jonas

14 ST LUKES COURT, HYDE LANE, MARLBOROUGH, WILTSHIRE, SN8 1YU

KEY FEATURES

- o No Onward Chain
- o Popular development for the Over 55's
- o Leasehold
- o Private Courtyard Garden
- o Communal Gardens
- o Garage
- o Grade II Listed
- o Light and Airy
- o Main Reception Room
- o Second Reception
- o Kitchen
- o 2 Bedrooms

SITUATION

14 St Luke's Court is located on Hyde Lane and is within walking distance of the popular High Street. The town offers a mix of major retailers, independent boutiques, coffee and tea shops. There is a wide selection of national retailers including Waitrose and Tesco supermarkets, popular restaurants include: Franklyn's Bistro, Dan's, Pino's and Ask. Hillier's Yard and Hughenden Yard offer further boutique shopping to be discovered off the historic high street and the independent Parade Cinema show a wide range of films and live theatre. The leisure centre is located close to the centre of town and Marlborough Golf Club offers an excellent round of golf in a stunning setting. Further sporting facilities and clubs include tennis, cricket, running, rugby and hockey. The town features regular live music events and an annual literature festival. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College.

A SPACIOUS AND LIGHT-FILLED TWO DOUBLE BEDROOM RETIREMENT PROPERTY LOCATED IN THIS POPULAR DEVELOPMENTS MOMENTS FROM MARLBOROUGH COMMON.



DESCRIPTION

Nestled within one of Marlborough's most peaceful positions and in the highly regarded St Luke's Court retirement development, this charming cottage offers beautifully presented, light-filled accommodation complemented by a delightful private patio garden. Combining comfort, practicality and an enviable setting, the property is ideally suited to those seeking a relaxed and sociable lifestyle within easy reach of Marlborough's vibrant town centre.

The accommodation is both well-proportioned and thoughtfully arranged. A wide entrance hall leads through to a bright and spacious sitting room, which flows seamlessly into the dining room, where French doors open onto the patio. The adjoining kitchen, with a wealth of built-in units, enjoys direct access to the garden, creating an excellent connection between indoor and outdoor living. A useful ground-floor shower room completes the accommodation at this level.

On the first floor are two generous double bedrooms, both benefiting from fitted storage. The family bathroom is conveniently arranged with access from both the landing and the principal bedroom, creating a practical ensuite arrangement.

OUTSIDE

The property enjoys a private garden, providing a tranquil setting for al fresco dining and relaxation, while also benefiting from access to the beautifully maintained communal gardens that form a particular feature of the development. A garage (with electric roller shutter door) is included with the property, together with visitor parking. The development offers a range of amenities, including a live-in manager, laundry services, attractive shared gardens, and a minibus service, with Marlborough's town centre just a short walk away. St. Lukes Court also features an on-site guest suite that provides comfortable overflow accommodation for family and friends visiting residents.

SERVICES & MATERIAL INFORMATION

- Development for the over-55s
- Leasehold - 150 years from 25 December 1998
- Mains water, mains drainage. Electric heating
- Council tax band: G (Wiltshire Council website for current cost)
- Energy efficiency rating: D
- Service charge approximately £9,000 per annum.
- Holiday lets are not permitted under the terms of the lease.
- Grade II Listed
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

GUIDE PRICE £450,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office





**Approximate Gross Internal Area 1047 sq ft - 97 sq m
(Excluding Garage)**

Ground Floor Area 547 sq ft – 51 sq m

First Floor Area 500 sq ft – 46 sq m

Garage Area 197 sq ft – 18 sq m



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Classification L2 - Business Data