



**CHURCHILL COURT, KELHAM GARDENS,
MARLBOROUGH, WILTSHIRE, SN8 1LD**

Carter Jonas

CHURCHILL COURT, KELHAM GARDENS, MARLBROUGH, WILTSHIRE, SN8 1LD

- Swindon 12 miles
- Newbury 17 miles
- Hungerford 9 miles
- Salisbury 22 miles
- Junction 15 (M4) 10 miles
- Main line station at Pewsey, Great Bedwyn and Swindon (London Paddington) about 1 hour

Entrance • Hall Kitchen • Living/Dining Room • 2 Bedrooms (1 en-suite) • Bathroom • Communal facilities Gardens • Residents parking.

SITUATION

43 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 including Rick Steins Restaurant, Dan's, Pizza Express and ASK In addition, there are the shopping areas in Hilliers 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.

DESCRIPTION

43 Churchill Court is an immaculate 2 bedroom apartment situated on the second floor of this Macarthy Stone development for the over 60's. The living/dining room has a balcony overlooking the River, an electric fire and double doors through to the well fitted kitchen. There are 2 good size bedrooms (one with an en-suite shower room) with fitted wardrobes and a well-appointed bathroom. In addition, there is a large airing cupboard. The apartment is decorated in neutral tones creating a light and bright feel.

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.

A BEAUTIFULLY PRESENTED 2 BEDROOM SECOND FLOOR APARTMENT, FOR THE OVER 60'S SET IN DELIGHTFUL GARDENS WITH VIEWS OF THE KENNET RIVER.



ADDITIONAL INFORMATION

General Remarks: Measurements are given in metres (accurate to 0.1m) followed by feet and inches. Land measurements are to within 5%. Only fixtures and fittings, which are specifically identified, are included. The services, equipment, fixtures and fittings have not been tested and cannot be verified as in working order or fit for their purpose.

Local Authority: Wiltshire Council, County Hall, Bythesea Road, Trowbridge, BA14 8JN

Tenure: The Leasehold for this property is 99 years from 2001. The service charge includes a day Manager, water, sewage, alarm monitoring and telephone system, cleaning, heating, lighting and outside window cleaning on all communal areas, gardening, bin hire and maintenance of communal areas including lifts, alarm systems and general administration costs.

Directions to SN8 1LD: From Marlborough High Street proceed east and continue along London Road for turning left into Kelham Gardens. Churchill Court will then be found on the right hand side.



Approximate Gross Internal Area = 86.0 sq m / 926 sq ft

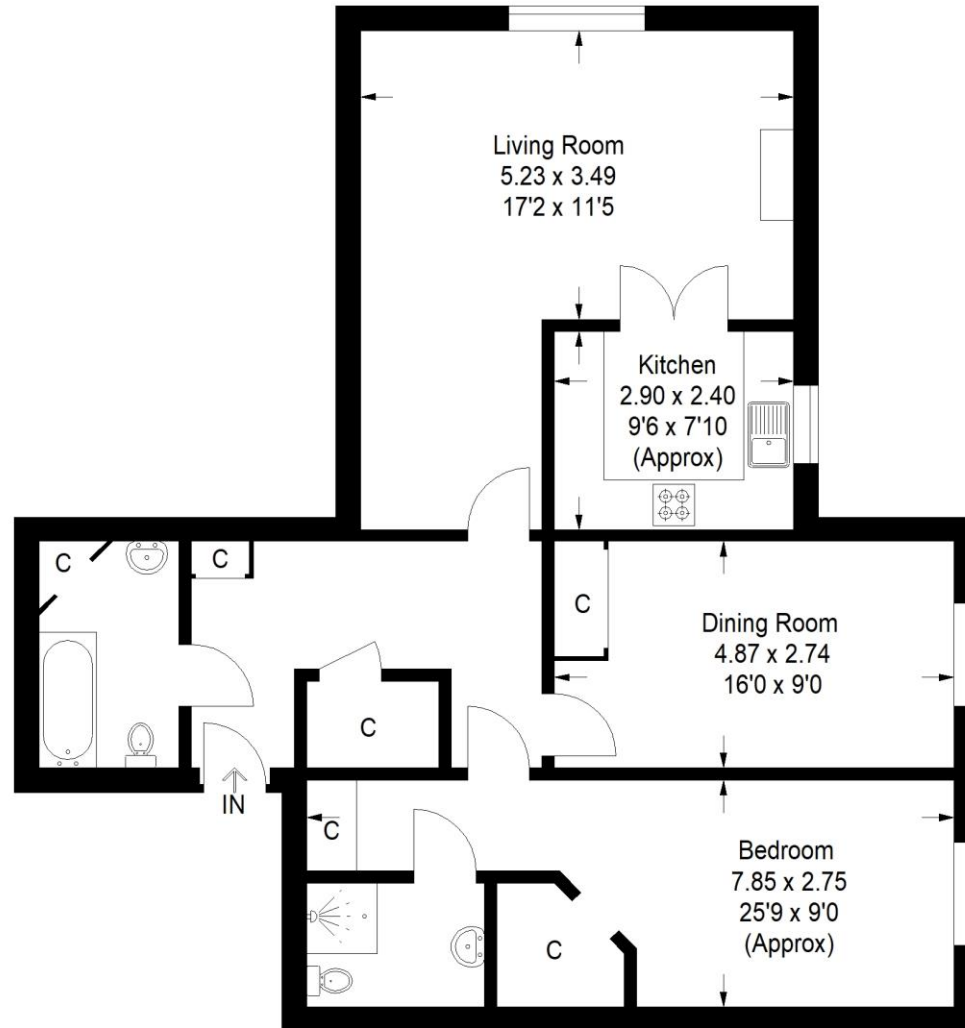


Illustration For Identification Purposes Only. Not To Scale (ID:517454 / Ref:68924)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	81
(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		

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IMPORTANT INFORMATION

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