



**HIGH STREET, MARLBOROUGH, SN8**

£600 per month\*

**Carter Jonas**

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# HIGH STREET, MARLBOROUGH, WILTSHIRE, SN8

- One Bedroom
- One Bathroom
- High Street Location
- Unfurnished
- No Pets
- No Parking

## LOCATION

The flat is situated in a convenient location on Marlborough High Street. Marlborough is a thriving and expanding market town with excellent local shopping including some of the major retailers. Although self-sufficient, 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. Rail lines to London and M4 connections are at both Swindon and Hungerford.

## THE PROPERTY

A converted, self-contained flat in the popular town of Marlborough. Unfurnished accommodation comprising Communal Entrance Hall & Staircase, Private Entrance Hall, Bedroom, Lounge, Bathroom, Kitchen/Diner with Fitted Oven, Washing Machine and Fridge. Gas Central Heating. No Pets. No Parking.

The landlord will be looking for a minimum 12 month initial tenancy but would prefer longer.

Council Tax Band: B

The holding deposit for the property will be £138.46 and the deposit £692.31 subject to the rent being as advertised at £600 pcm.

Pets: No

Services: Mains water and drainage, gas central heating and electric mains.

A well-presented second floor flat, situated on the popular high street of Marlborough, within easy reach of all amenities. Council tax band: B.



## ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms would be preferred

Viewing Strictly by appointment

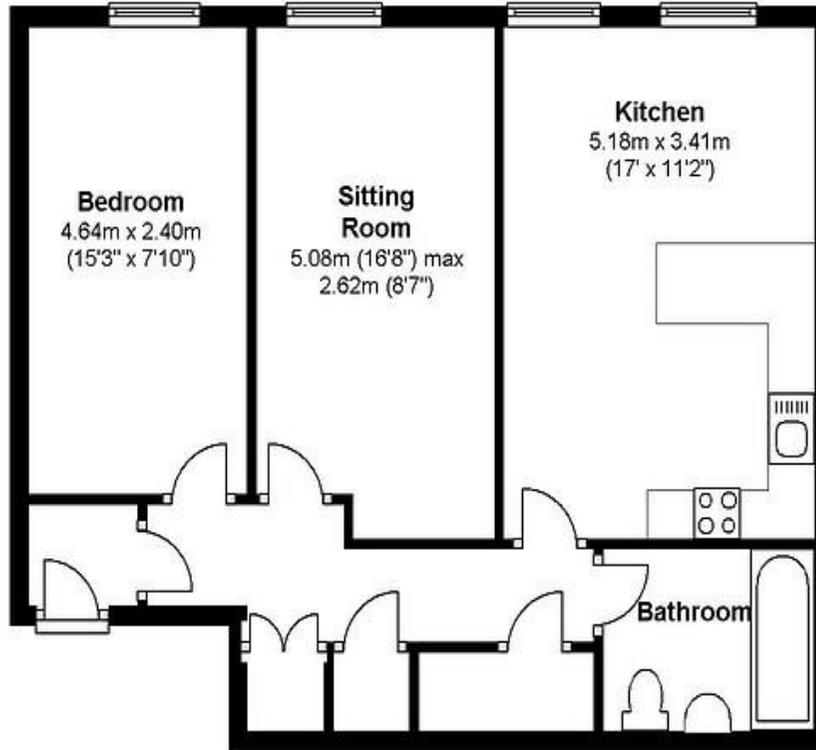
Local Council Tax Band B  
Authority

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



## Ground Floor

Approx. 55.0 sq. metres (591.6 sq. feet)



Total area: approx. 55.0 sq. metres (591.6 sq. feet)

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Offices throughout the UK



### IMPORTANT INFORMATION

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