



CASTLE COURT, RIVER PARK,  
MARLBOROUGH

Carter Jonas



# 41 CASTLE COURT, RIVER PARK, MARLBOROUGH, SN8 1XG

## AMENITIES

- Sitting Room
- Kitchen
- Bathroom
- Double Bedroom
- Residents Parking
- Communal Gardens
- Second Floor
- Retirement Property

## SITUATION

41 Castle Court is located close to the historic High Street in Marlborough, a thriving market town with excellent local shopping. The property is a short level walk to Waitrose and without the need to cross any main roads. The local GP Surgery, Library and banks are also close. The town has many cafes and quality restaurants. Hilliers Yard and Hughenden Yard offer quirky, independent shopping. Marlborough boasts meadow walks along the river Kennet, and attractive rambles out to the Marlborough Downs, Savernake Forest, Pewsey Vale and Kennet Valley. Rail links are at Swindon, Pewsey, Great Bedwyn and Hungerford with the M4 Junction 15 about 10 miles away.

## DESCRIPTION

41 Castle Court is an attractive one-bedroom apartment occupying a superb position on the second floor of a purpose-built development for those aged 55 plus.

At 520 square feet, the flat offers good proportions for a one-bedroom property and is well presented throughout. The dual aspect sitting room offers a lovely space in which to relax and has a light and airy feeling to it. This leads through to the kitchen which has a great range of floor and wall mounted units and is in good order.

The bedroom is a generous size and has the benefit of built in cupboards and is serviced by the well-appointed bathroom which has a walk in/sit down shower & bath.

Castle Court is a fully serviced building which allows residents to retain their independence. It is regarded as one of the best retirement locations in Marlborough. The Manager is present in Reception part time on weekdays. The main entrance to the building is only accessible to residents: other visitors can enter using a call system in the lobby. The spacious Communal Lounge for socialising and the shared laundry are situated on the Ground floor. Every room has a pull cord for use in case assistance is required in an emergency.

**OCCUPYING A SUPERB POSITION WITH THIS POPULAR BLOCK FOR THE OVER 55'S, THIS IS A WELL PRESENTED ONE BEDROOM FLAT WITHIN WALKING DISTANCE OF MARLBOROUGH HIGH STREET.**



## OUTSIDE

There are about 48 apartments arranged over three floors with delightfully landscaped gardens which are very well maintained, with lawns leading down to the River Kennet. There is adequate parking for residents and visitor's cars.

## SERVICES & MATERIAL INFORMATION

- Leasehold (99 years from 1 April 1990)
- Service Charge - £3027.73pa
- Ground rent - A peppercorn
- Mains water, mains drainage. The property operates on electric storage heaters.
- Council tax band: C
- Energy efficiency rating: D

**GUIDE PRICE:** £139,950 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office

Classification L2 - Business Data





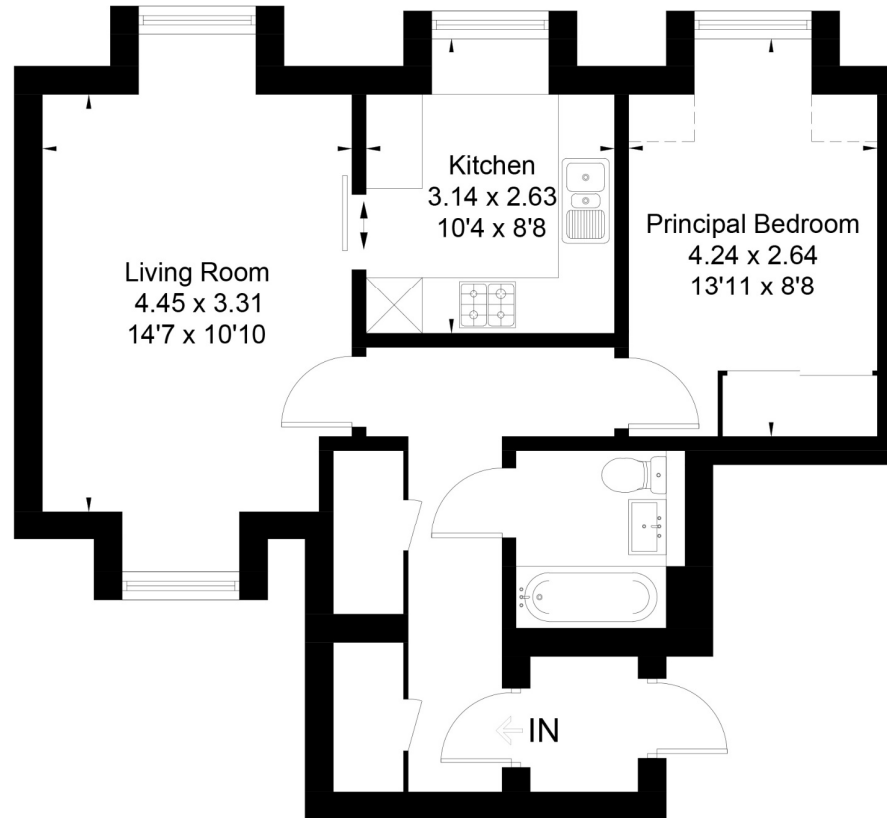
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Castle Court, River Park Marlborough, SN8  
Approximate Area = 520 sq ft / 48.3 sq m



[ ] = Reduced head height below 1.5m



## Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #64446

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### IMPORTANT INFORMATION

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