



**ARDLEBANK, KINGSBURY STREET,
MARLBOROUGH**

Carter Jonas

ARDLEBANK, BASEMENT FLAT B, 14 KINGSBURY STREET, MARLBOROUGH, SN8 1HU

AMENITIES

- Grade II Listed
- Open Plan Kitchen/Sitting Room
- Bedroom
- Shower Room
- Own Parking
- Communal Gardens

SITUATION

Ardlebank is situated on Kingsbury Street, a short walk from the High Street. Marlborough is a vibrant market town and the house is located just a short walk from the High Street which enjoys the mantle of 'the widest high street in England'. 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: Rick Stein's, 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.

DESCRIPTION

Ardlebank forms part of a larger Grade II Listed building on Kingsbury Street and has the most wonderful communal gardens to the rear.

The flat has its own private front door and steps lead you down to the accommodation. The flat has lovely period features throughout, including high ceilings, exposed beams and exposed brickwork. There is a great feeling of light throughout the flat, despite being at basement level.

An open plan kitchen/sitting room forms the main hub of the flat and is of generous proportions. The kitchen is fitted with a range of wall and base units and integrated appliances. The sitting room has detailing such as the alcoves and exposed brickwork.

From the sitting room a doorway leads to the bedroom which again is of generous proportions.

At the other end of the flat is the well-appointed shower room, which is fitted with a double width shower cubicle which is fully tiled and built in cupboards provide storage.

A WELL-PRESENTED BASEMENT FLAT SET IN THIS PERIOD GRADE II LISTED BUILDING, WITH ITS OWN PARKING, MOMENTS FROM THE HIGH STREET.



OUTSIDE

The flat has access to the beautifully landscaped and expansive communal garden, which are mainly laid to lawn with an array of tree and flower borders. It is the perfect place for enjoying the sunshine. The flat benefits from having two parking spaces.

GUIDE PRICE: £190,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

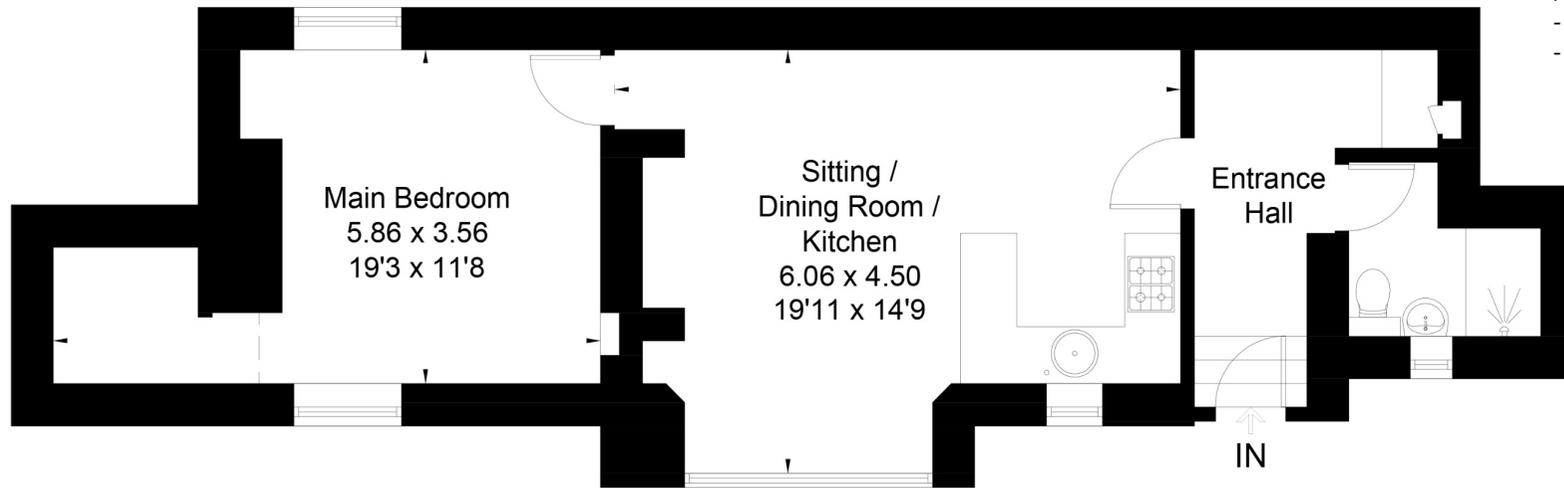
Ardlebank, Basement Flat B, 14 Kingsbury Street Marlborough, SN8
Approximate Area = 559 sq ft / 51.9 sq m



SERVICES AND MATERIAL INFORMATION

- Leasehold
- Grade II Listed
- Mains water, mains drainage. Electric heating.
- Council tax band: B
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to Ofcom website
- Service Charge: £1500 per annum
- Ground Rent: £150 per annum

 = Reduced head height below 1.5m



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 #73438

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