



**CASTLE COURT,
MARLBOROUGH**

Carter Jonas

40 CASTLE COURT, MARLBOROUGH, SN8 1XG

A WELL-PRESENTED TWO BEDROOM OVER 55'S PROPERTY IN THE HEART OF THE TOWN.

AMENITIES

- Sitting Room
- Kitchen
- Bathroom
- Two Bedrooms
- Residents Parking
- Communal Gardens
- First Floor
- Over 55's Property

SITUATION

40 Castle Court is located close to the historic High Street in Marlborough, a thriving market town with excellent local shopping. It is the home of Marlborough College. 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. Intercity (Paddington) rail links are at Swindon, Pewsey, Great Bedwyn and Hungerford with the M4 Junction 15 about 10 miles away.

DESCRIPTION

40 Castle Court is an attractive two bedroom apartment on the first floor of a purpose built development for those aged 55 plus. There is only one other flat adjacent to number 40 and therefore it is very quiet and private. It is a well-designed flat offering a good sized sitting room and kitchen. There is a double bedroom with built in wardrobe and a single bedroom which could be used as a study. There is also a well-appointed shower room. The kitchen has a good range of wall and base units. There is the benefit of a large store room. The flat is decorated throughout in a neutral palette of colours, with the benefit of modern double glazed windows.

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.



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 visitors cars.

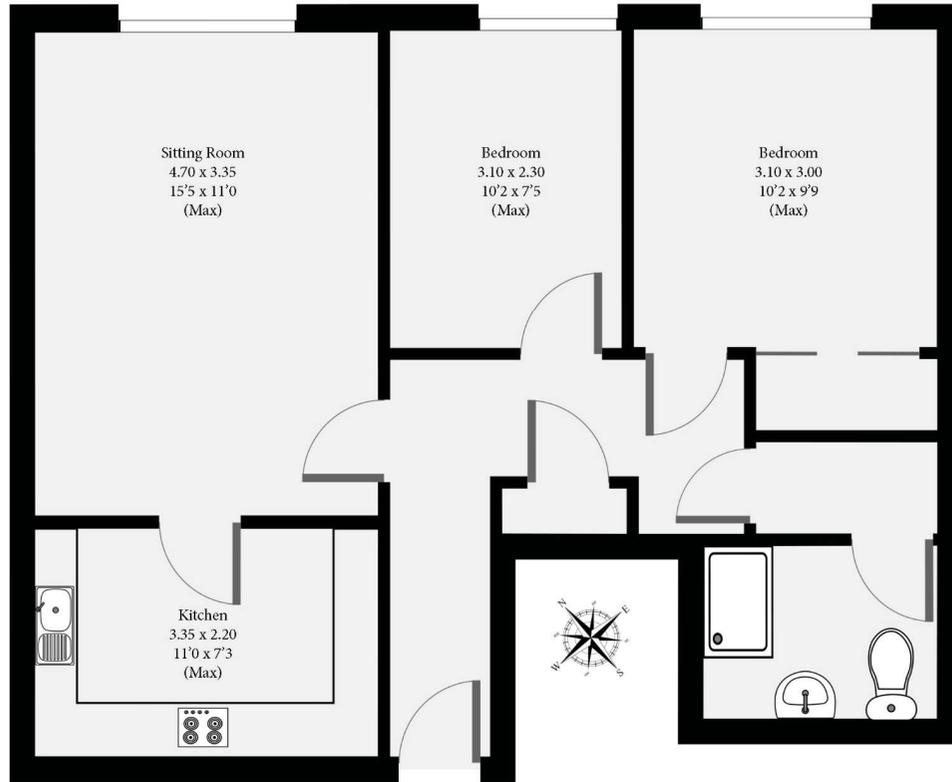
TENURE Leasehold

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VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



40 Castle Court
Approximate GIA
 57 Square Metres 613 Square Feet



This plan is for illustrative purposes only, measurements are approximate and not to scale
 Outbuildings are not shown to scale or orientation
 Produced by Lightfall



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	85
(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	

Marlborough 01672 514 916
 93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
 Offices throughout the UK

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