



**FLAT 1, 127 HIGH STREET
MARLBOROUGH**

Carter Jonas

FLAT 1, 127 HIGH STREET, MARLBOROUGH, SN8 1LZ

AMENITIES

- Studio apartment
- Shower room
- Communal Roof Terrace
- Located on the High Street
- Built in utilities
- No onward chain

SITUATION

Marlborough is 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 Dans, Pino's, Pizza Express and ASK. In addition, there are the shopping areas in Hillier's Yard and Hughenden Yard.

The leisure centre and golf club provide excellent sporting facilities too. Although self-sufficient, the town is well placed for other towns including Swindon (12miles), Salisbury (22miles) Hungerford (9miles) and Newbury (17miles) and is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Intercity (Paddington) rail and M4 connections are at both Swindon and Hungerford.

DESCRIPTION

This studio apartment is conveniently situated in the centre of Marlborough on the High Street. Located on the Northern side of the street, it is constructed of red brick and vertical tile facades under a tiled roof.

The flat benefits from good natural light and there is a fully fitted kitchen/studio room with electric cooker, overhead cooker hood and built-in fridge freezer. There is a spacious and versatile bathroom with walk-in shower.

The property overlooks the communal roof terrace and would make an excellent first-time purchase or pied-a-terre.

A WELL POSITIONED STUDIO APARTMENT ON MARLBOROUGH HIGH STREET



OUTSIDE

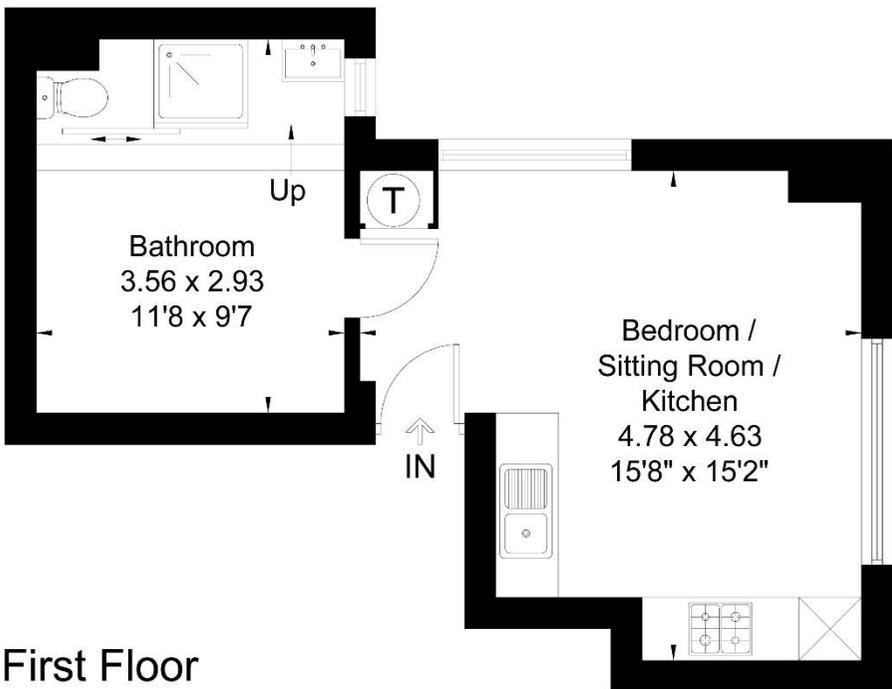
Flat 1 is approached from a private gated walkway is accessed straight from the High Street. There is a communal roof terrace which is shared between the three flats in the building.

TENURE Leasehold, 999 years from and including 10th May 2006.

EPC BAND E

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

High Street, Marlborough, SN8
 Approximate Area = 315 sq ft / 29.3 sq m



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards
 fourwalls-group.com 311449

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	61	
(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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