



PURCELLS COURT
MARLBOROUGH

Carter Jonas

4 PURCELLS COURT, GEORGE LANE, MARLBOROUGH, SN8 4BS

AMENITIES

- Sitting room
- Kitchen
- Two bedrooms
- Modern shower room
- Development for the over 55's
- Close to Marlborough High Street

SITUATION

Purcells Court is located in the centre of the prized Wiltshire town of Marlborough. This wonderful market 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 newly opened independent Parade Cinema show a wide range of films and live theatre. The leisure centre is located close to the centre of town and Marlborough golf club offers an excellent round of golf in a stunning setting. Further sporting facilities and clubs include tennis, cricket, running, rugby and hockey. The town features regular live music events and an annual literature festival as well as a multitude of courses for all the family at Marlborough College Summer School. Situated on a historic trade route, Marlborough is very well placed for other towns including Swindon, Hungerford and Newbury and the cities of Bath and Salisbury. The surrounding area is dominated by the ancient Savernake Forest and stunning Marlborough Downs which run between the Pewsey Vale and Kennet Valley. Rail links to London Paddington are from Pewsey, Great Bedwyn, Swindon and Hungerford.

DESCRIPTION

4 Purcells Court has recently undergone renovation by the current owners and offers spacious accommodation over one floor.

You access the flat off the front communal garden and enter the well-proportioned sitting room. Off this is the gally kitchen which has a range of floor and wall mounted units, electric oven with four ring hob and a dishwasher.

Both bedrooms are of a good size and the principal bedroom benefits from a great range of fitted wardrobes. There is a stylish and modern shower room which has recently been installed.

There is a lovely light feel throughout the apartment and the living room benefits from its own private door opening to the front communal garden and parking area.

SITUATED A SHORT WALK FROM MARLBOROUGH HIGH STREET, THIS IS A WELL PRESENTED TWO BEDROOM GROUND FLOOR FLAT LOCATED IN THIS POPULAR DEVELOPMENT FOR THE OVER 55'S.



OUTSIDE

There are communal grounds with a paved pathway leading from the parking area to the front door. There is a communal laundry area, communal areas to the first floor of the building and a bin store. Whilst the gardens are communal, number 4 has a small area of garden directly by the front door and this would make a lovely seating area during the warmer months. The property is within easy reach of the town centre and all the amenities Marlborough has to offer.

TENURE Share of Freehold (Underlying lease - 999 years from 28 Sept 2008)

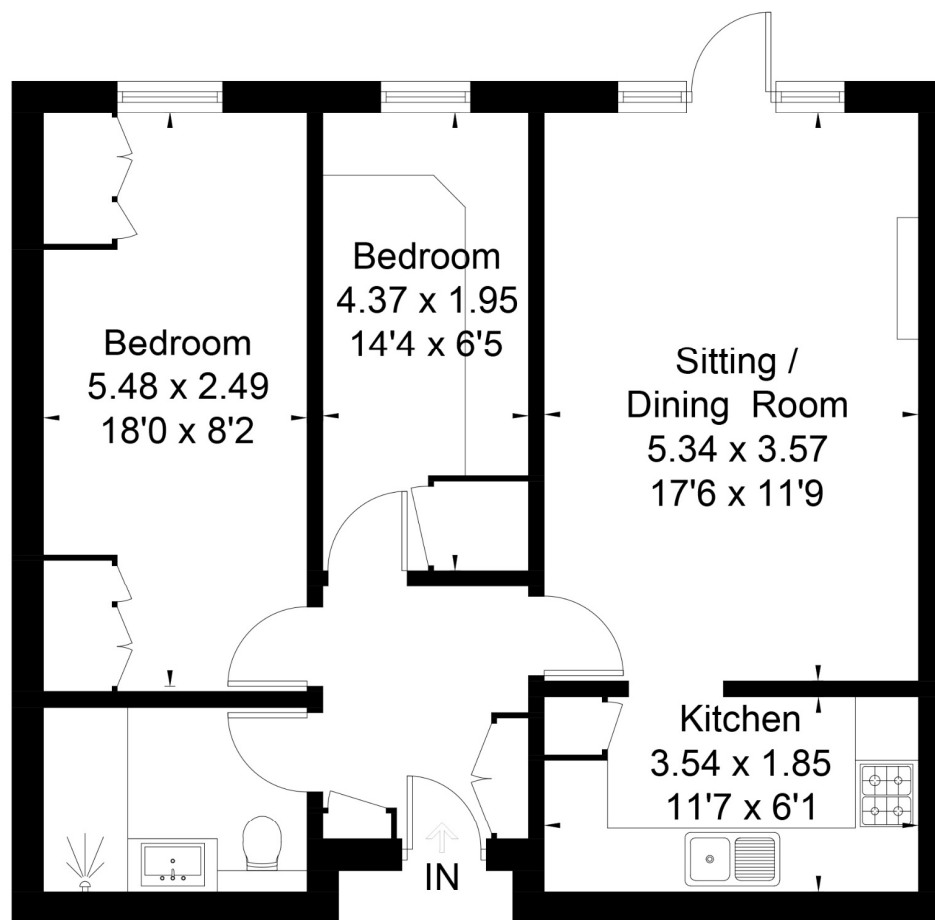
GUIDE PRICE: OIEO £150,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

Purcells Court, George Lane, Marlborough, SN8
Approximate Area = 651 sq ft / 60.5 sq m



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards
fourwalls-group.com 327392

SERVICES AND MATERIAL INFORMATION

- Share of Freehold (Underlying lease - 999 years from 28 Sept 2008)
- Mains water, mains drainage. The property operates on electric storage heaters.
- Council tax band: C - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: C
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

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IMPORTANT INFORMATION

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