



HIGH STREET, MARLBOROUGH, SN8
£800 per month*

Carter Jonas

HIGH STREET, MARLBOROUGH, WILTSHIRE, SN8

- Six Month Tenancy Only
- One Bedroom
- Open Plan Living Room and Kitchen
- Second Floor
- High Street Location
- No Pets

LOCATION

This Property is centrally located in the beautiful market town of Marlborough on the High Street. Marlborough is a thriving and expanding town with excellent local shopping including some of the major retailers. National retailers include Waitrose and Tesco supermarkets and several quality restaurants. 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, Bath, Hungerford and Newbury 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.

THE PROPERTY

This one-bedroom flat is situated on the second floor and comprises of an entrance hallway, an open plan reception room with kitchen including built in washer dryer, fridge, oven and hob. The spacious bedroom has a modern ensuite bathroom with enclosed shower.

Council Tax Band: A (Wiltshire Council Website for current cost) / EPC: D

The landlord will be looking for a 6-month tenancy only and the property will be marketed for sale during the tenancy.

Agent's Note: The building currently has external scaffolding for building maintenance works and some light maintenance is due within the property, both of which are scheduled for completion by June 2024.

A one bedroom second floor apartment situated in the heart of Marlborough High Street. Currently undergoing minor maintenance works and available for a six-month tenancy only. Council Tax Band: A



The holding deposit for the property will be £184.61 and the deposit £923.05, subject to the rent being as advertised at £800 pcm.

Internet & Mobile: Further information on availability and speeds can be found at

Ofcom website. Internet can be through regular broadband providers or mobile provider broadband connection. Internet services are FTTC.

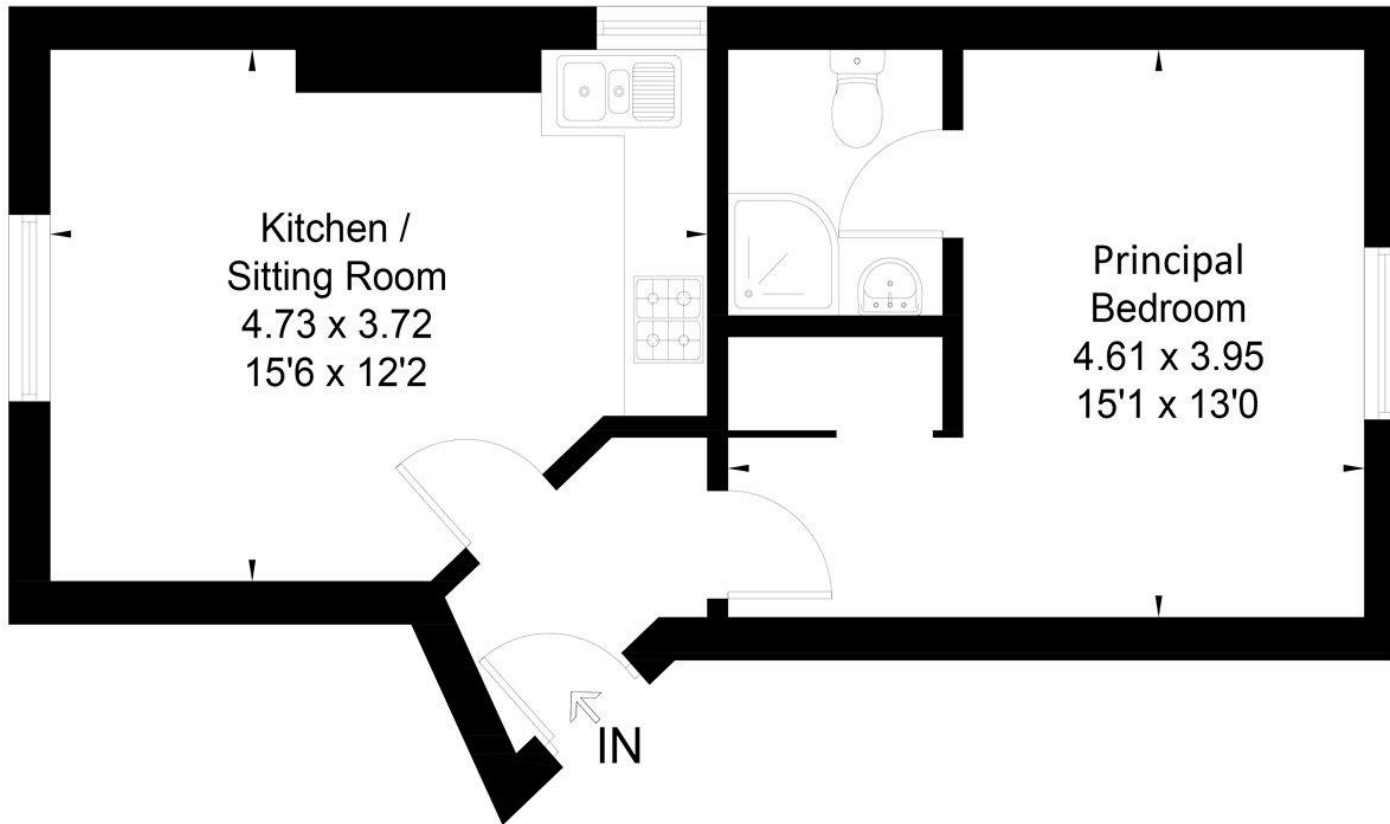
Utility Services: Mains water and drainage, electric heating and hot water, mains electric.

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12-months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Wiltshire Council - Council Tax Band A



High Street, Marlborough, SN8
Approximate Area = 405 sq ft / 37.6 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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 #70194

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Classification L2 - Business Data

IMPORTANT INFORMATION

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