



CARDIGAN HOUSE,  
MARLBOROUGH

Carter Jonas



# 6 CARDIGAN HOUSE, MARLBOROUGH, SN8 1AA

## AMENITIES

- Two Bedrooms
- Open Plan Living Area
- Kitchen
- Main Bedroom with Ensuite
- Second Double Bedroom
- Allocated Parking
- Lift Access
- Town Centre Location
- EPC B.

## SITUATION

This apartment is minutes from the High Street, conveniently placed for all that Marlborough has to offer. Marlborough has an established reputation for both the practical and pleasurable necessities of life, with excellent shopping including national retailers such as Waitrose and Tesco supermarkets and several quality restaurants including Dans, Pinos and the Marlborough, as well as boutique shops, cafes and pubs. The leisure centre and golf club provide excellent sporting facilities. Although self-sufficient the town is well placed for the larger centres of Bath, Newbury, Reading and Swindon and is surrounded by beautiful countryside including the Marlborough Downs, Pewsey Vale and Kennet Valley. There are several very good schools including St. John's Academy and the renowned Marlborough College.

## DESCRIPTION

These apartments were contemporarily refurbished in 2015, this apartment is from the first phase of the redevelopment of Ailesbury Court. It has been designed for open plan living presented in light, bright neutral tones and is an ideal investment, Pied a Terre.

The spacious entrance hall with built in cupboards leads through to the open plan kitchen/living space which offers a flexible and spacious living area.

There is a high quality Flint Grey kitchen with Artic White Hanex worktops situated upon a hardwearing porcelain floor tile. There is a Bosch electric oven and separate induction hob and integrated fridge and dishwasher.

The apartment benefits from a generous proportioned main bedroom with built in cupboards and ensuite with under floor heating. There is a second double bedroom served by a well-appointed bathroom with under floor heating.

## A LUXURY TWO BEDROOM APARTMENT WITHIN WALKING DISTANCE OF THE TOWN CENTRE.



## OUTSIDE

There are two parking spaces with the apartment where one is located inside a secure internal parking with electrically operated garage doors and lifts to all floors. Cardigan House has direct pedestrian access to Marlborough's famous and flourishing High Street. At the same time, its position provides a degree of quietness, which is unusual in such a central location with the apartments looking out onto the open countryside beyond the town.

## TENURE Leasehold

## EPC BAND B.

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



# 6 Cardigan House

Approximate Gross Internal Area = 76.9 sq m / 828 sq ft

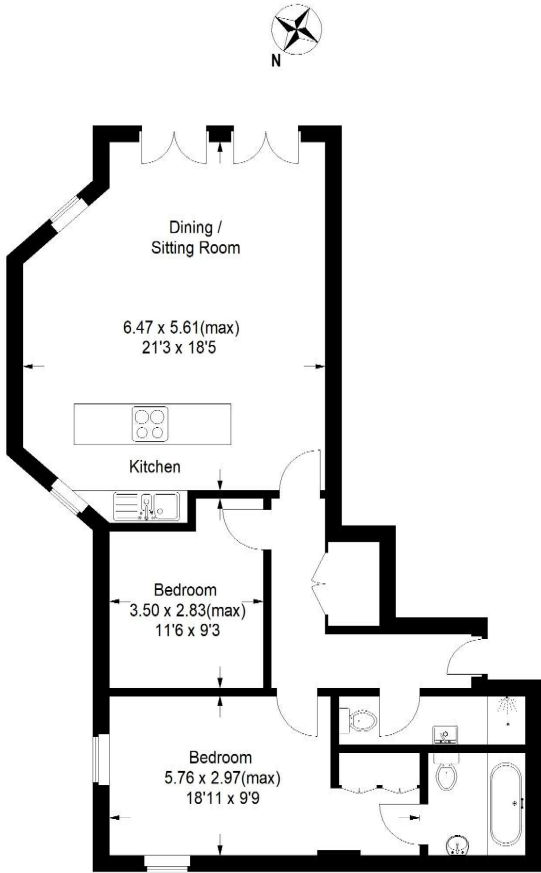
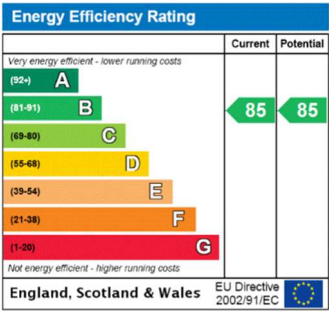


Illustration for identification purposes only, measurements are approximate, not to scale.



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