



**AVALON COURT, LONDON ROAD,  
MARLBOROUGH**

**Carter Jonas**



# 11 AVALON COURT, LONDON ROAD, MARLBOROUGH, SN8 2AR

## AMENITIES

- Sitting Room
- Kitchen
- Cloakroom
- Main Bedroom Ensuite
- Second Double Bedroom
- Family Bathroom
- Balcony
- Allocated Parking

## SITUATION

Avalon Court is conveniently located close to the centre of Marlborough. Marlborough, a thriving market town offers excellent local shopping and is the home of Marlborough College. 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

11 Avalon Court is a first floor maisonette on a small development constructed by the Hills Group. Number 11 is in the furthest corner away from the road and enjoys lovely view of Marlborough town, of cavity brick elevations under a tiled roof relieved by double glazed windows.

The property has its own entrance and is arranged over two floors and has just been completely redecorated throughout and new carpets fitted. There is a large open plan sitting/dining room with access to a private balcony, a well-fitted kitchen with integrated appliances and a cloakroom. The maisonette benefits from having ample storage throughout.

The main bedroom benefits from an ensuite shower room and there is a second good sized double bedroom served by the well-appointed family bathroom.

The property would make an ideal first time buyer purchase or a rental investment.

**AN IMMACULATELY PRESENTED TWO BEDROOM MAISONETTE WITHIN THIS PRESTIGIOUS DEVELOPMENT.**



## OUTSIDE

There is attractive balcony overlooking Marlborough and an allocated parking space, a visitor parking space and ample on-road parking available.

**TENURE** Leasehold: 999 year lease starting April 2004. The annual service charge is £1,200 per annum and covers buildings insurance, maintenance of the building and gardening of the communal grounds.

**EPC BAND** C.

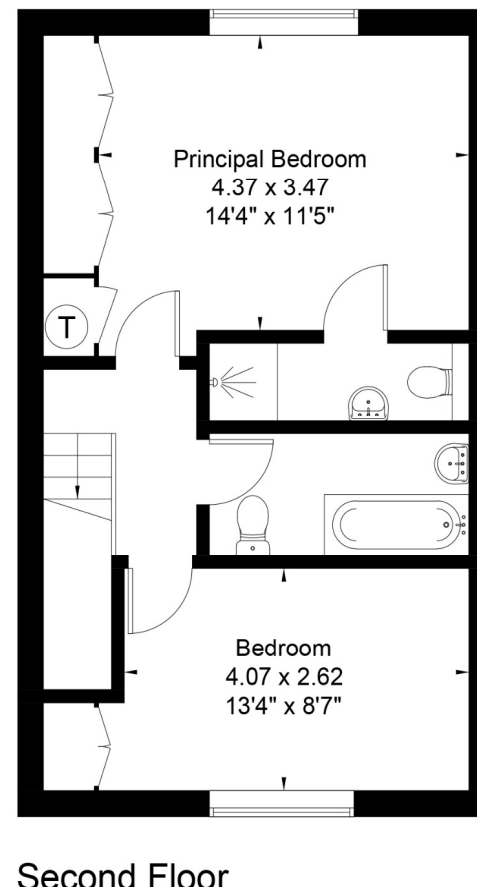
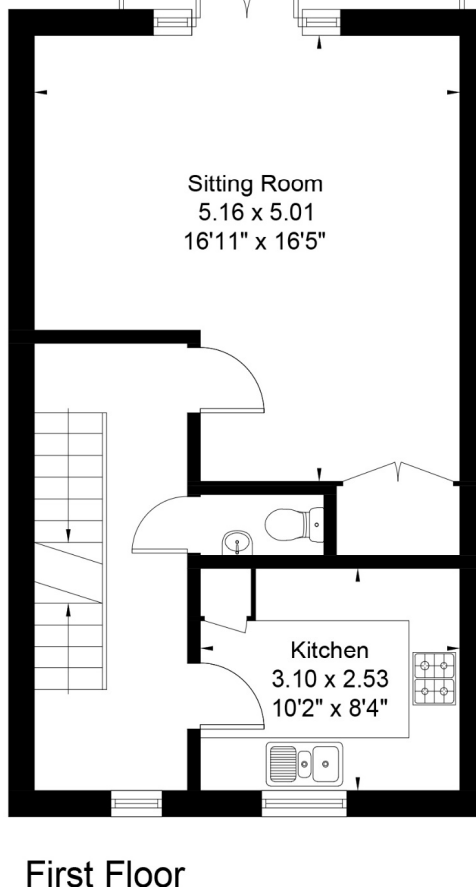
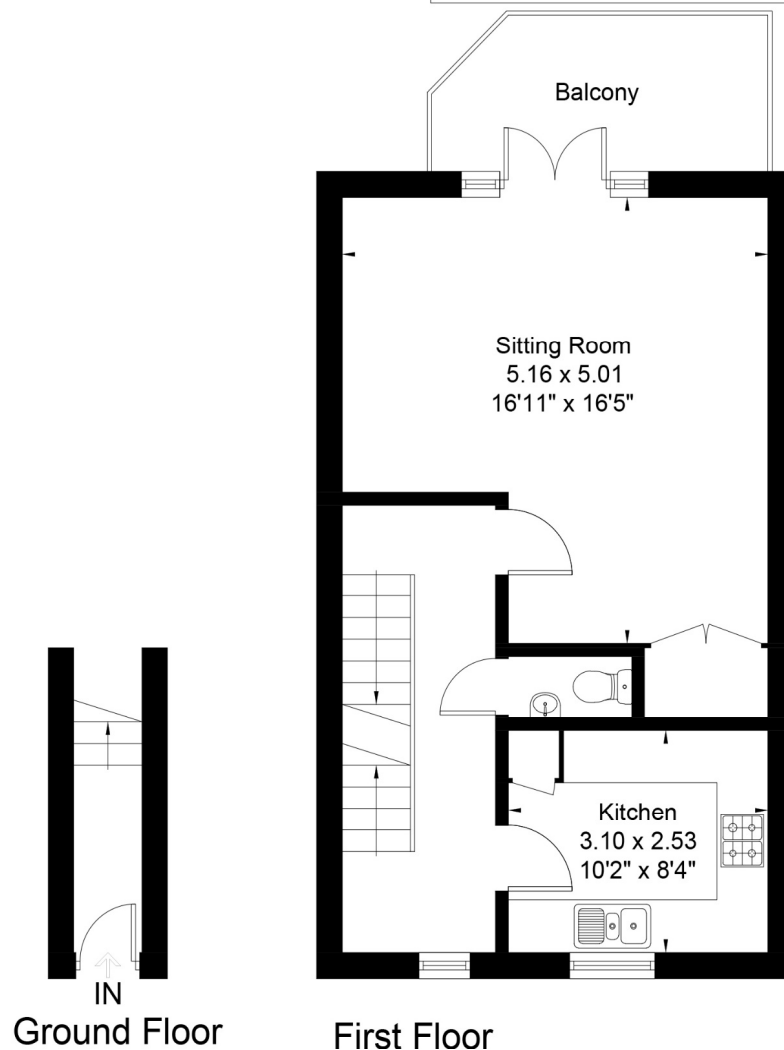
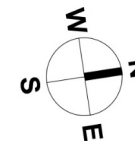
**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office







London Road, Marlborough, SN8  
 Approximate Area = 972 sq ft / 90.3 sq m  
 Including Limited Use Area (10 sq ft / 0.9 sq m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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#### IMPORTANT INFORMATION

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Classification L2 - Business Data