



HIGH STREET, MARLBOROUGH, SN8

£1,325 per month*

Carter Jonas

CARDIGAN HOUSE, AILESURY COURT WILTSHIRE

A modern and spacious two-bedroom apartment situated just off Marlborough High Street

This apartment in Cardigan House is from the first phase of the redevelopment of Ailesbury Court in 2015 and benefits from both a convenient location and secure parking. It has been designed for open-plan living presented in light, bright neutral tones and offers a high degree of energy efficiency.

At 781 square feet, there is a great feeling of space to this two bedroom apartment and all principal rooms have a south-easterly aspect. The entrance hall has a large built in cupboard and leads through to the open plan kitchen/living room which offers a versatile and spacious living area. The modern fitted kitchen has a Bosch electric oven, separate induction hob and integrated fridge and dishwasher. The apartment has a wonderful main bedroom with built in cupboards and an ensuite bathroom. There is a second good-sized double bedroom served by a well-appointed bathroom.

There is one parking space with the apartment located on the ground floor behind electrically operated garage doors and there are lifts to all floors. The apartment also has a storage locker. 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.

The landlord will be looking for a 12 month initial tenancy.

Council Tax Band: C (Wiltshire council website for costs) EPC B

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

Ofcom website. Internet services available are FTTC or ADSL.

The holding deposit for the property will be £305.76 and the deposit £1,528.84 subject to the rent being as advertised at £1,325 pcm

Services: Mains water and drainage, electric mains and gas central heating.



ADDITIONAL INFORMATION

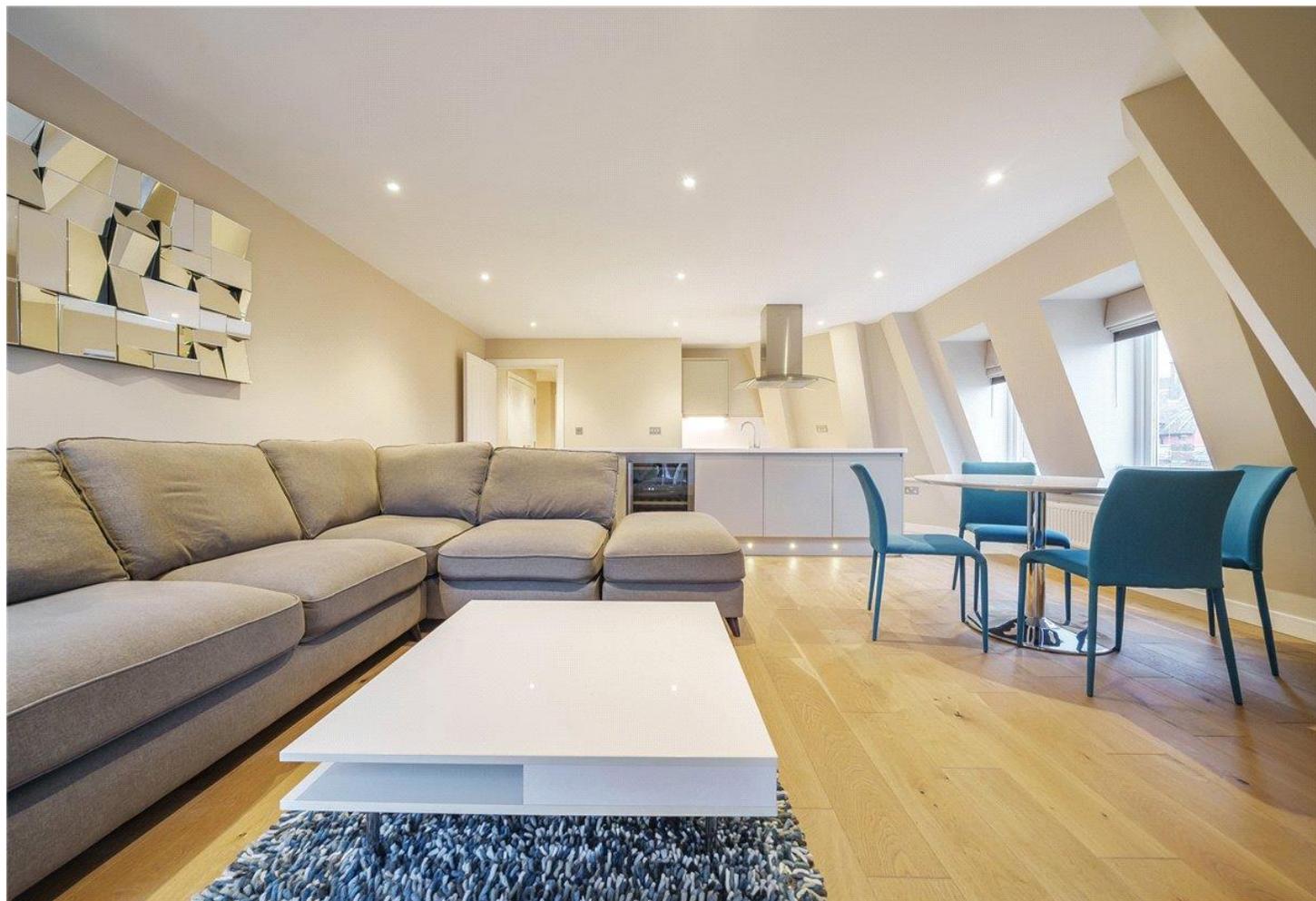
Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

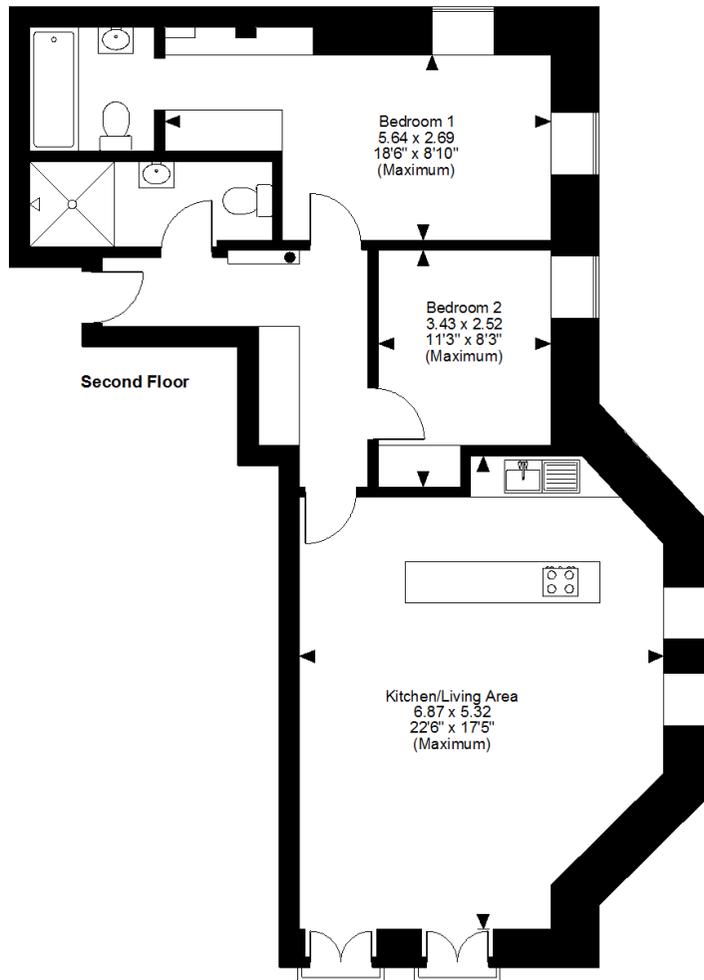
Local Authority Wiltshire Council - Council Tax Band C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Cardigan House
Approximate Gross Internal Area
781 sq ft / 73 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Classification L2 - Business Data

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