



**HIGH STREET, MARLBOROUGH, SN8**  
£1,325 per month\*

**Carter Jonas**



# CARDIGAN HOUSE, AILESBUURY 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.





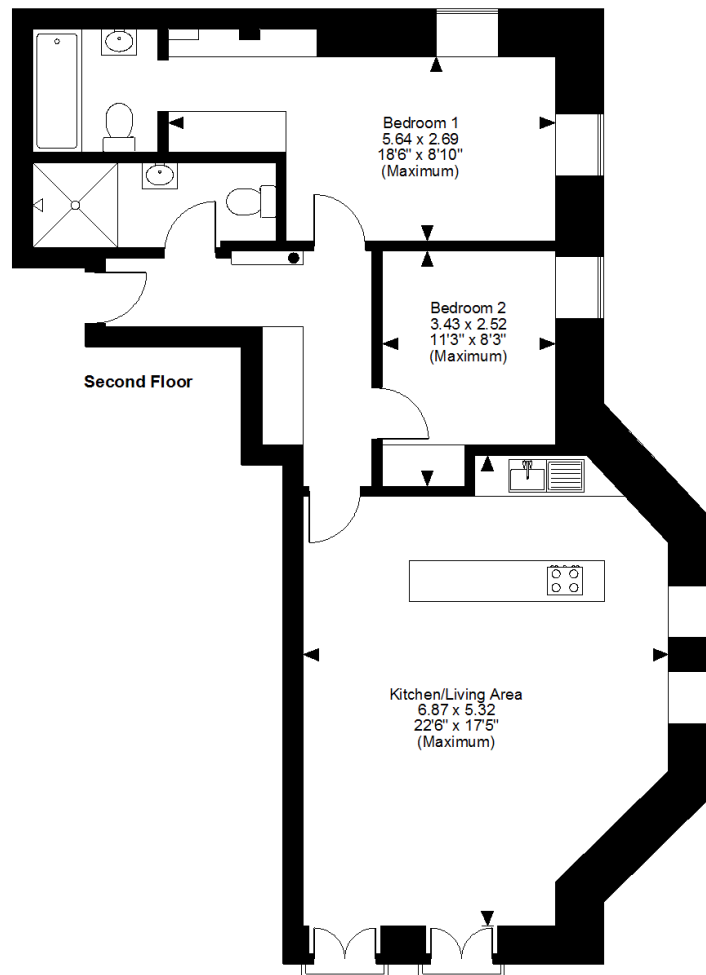
# ADDITIONAL INFORMATION

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+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(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	



**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.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8249259/SS



**T: 01672 519700**

93-94 High Street, Marlborough, Wiltshire, SN8 1HD

E: marlborough@carterjonas.co.uk



*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.