



**GRANHAM CLOSE,  
MARLBOROUGH**

**Carter Jonas**

## 15 CANNING PLACE, GRANHAM CLOSE, MARLBOROUGH, WILTSHIRE, SN8 4FJ

### AMENITIES

- Luxurious over 60`'s development
- Two-bedroom lateral apartment
- Well-presented throughout
- Private patio
- On-site house manager
- Communal lounge
- Parking and visitors parking
- Underfloor heating throughout
- 24-hour emergency call system

### SITUATION

The property is well located in the town, offering easy access in to the High Street and to the surrounding countryside. Marlborough is a thriving, market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local shops, some of the major retailers and supermarkets including Waitrose and boasts a number of good quality restaurants such as Pinos and Dan's. The Leisure Centre, cinema and Golf Club provide excellent sporting facilities.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. The M4, Junction 15 is within 8 miles giving access to London and the West Country. There are mainline rail services from Pewsey, Hungerford, Swindon or Great Bedwyn to London Paddington.

### DESCRIPTION

This spacious and beautifully presented apartment offers a wonderful lifestyle within easy reach of the town centre. The property, in a popular development for the over 60's, is located on the first floor accessed via the lift or one of two staircases.

Internally, a generous reception hall gives access via double doors to the reception room which has plenty of space for separate sitting, dining and study areas. The modern kitchen has a great range of integrated appliances including hob, oven and dishwasher and space for a fridge and freeze. The patio garden is accessed off the sitting room / dining area via French doors.

The two bedrooms are both double size, with the main bedroom having an ensuite bathroom, window seat and a walk-in wardrobe while the other has fitted wardrobes. There is a further shower room off the hallway together with a utility room with space for a washing machine.

### OUTSIDE

Off the sitting room there is a charming, private patio garden, providing a lovely space for summer entertaining. The apartment has the benefit of a covered parking space in the development, rented at £250pa. There are also two visitors parking spaces.

## A WELL PRESENTED MCCARTHY STONE TWO BEDROOM APARTMENT, EXCLUSIVELY FOR OVER 60'S, SITUATED ON THIS POPULAR DEVELOPMENT JUST A SHORT WALK FROM MARLBOROUGH TOWN CENTRE.



### SERVICES AND MATERIAL INFORMATION

- Leasehold (999 years from 1 June 2017)
- Service charge c£4247pa
- Ground rent £495pa
- Parking - £250pa
- Mains water and mains drainage. Electric underfloor heating
- Council tax band: E
- Energy efficiency rating: B
- Broadband and mobile coverage. Please refer to Ofcom website for more details.

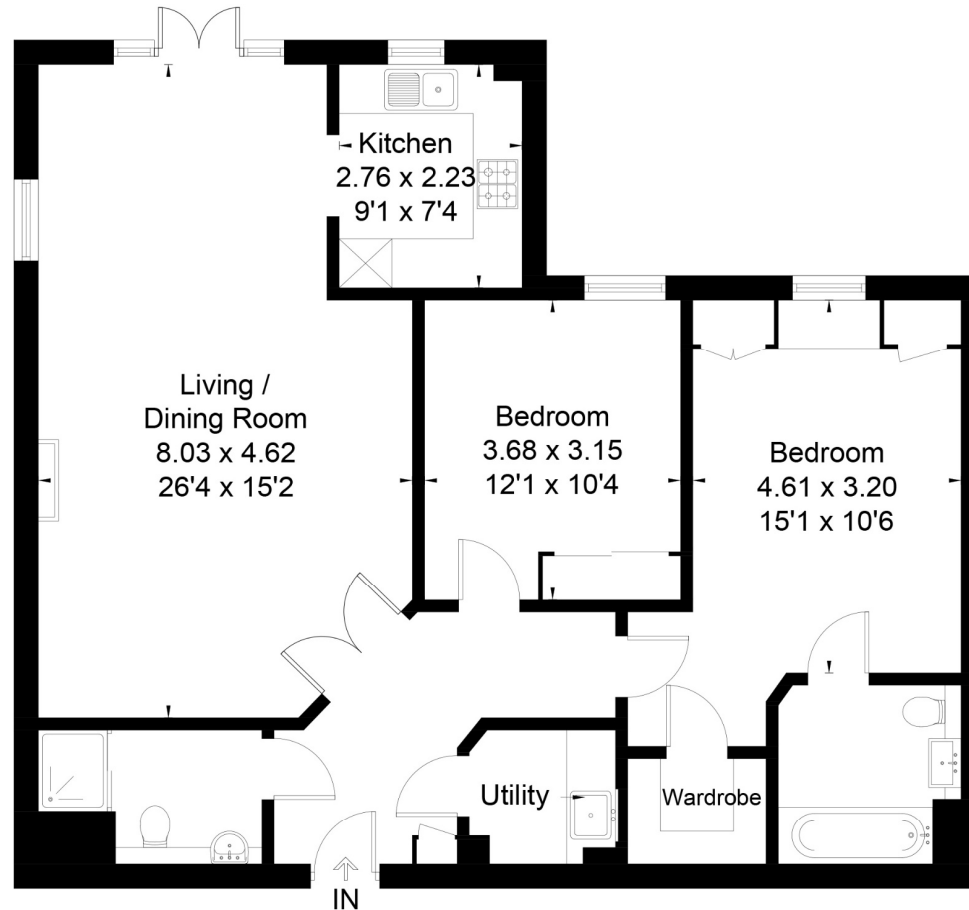
**GUIDE PRICE:** "Offers over" £450,000 (Subject to Contract)

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



Classification L2 - Business Data

Granham Close Marlborough, SN8  
Approximate Area = 1038 sq ft / 96.4 sq m



## First Floor



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 #102599

**Marlborough 01672 514 916**  
93 High Street, Marlborough, SN8 1HD

**carterjonas.co.uk**  
Offices throughout the UK

Exclusive UK affiliate of  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

### 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, (including off market properties) on the brochure or a separately available material information sheet. 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 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.*

Classification L2 - Business Data