



**24 Churchill Court, Kelham Gardens,
Marlborough, Wiltshire SN8 1LD**

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Self contained first floor retirement apartment with one bedroom, a private juliet balcony, parking and communal gardens running down to the river.

LOCATION

Kelham Gardens lie to the eastern edge of Marlborough town centre, an historic thriving market town offering a broad selection of shopping and leisure opportunities. Swindon lies 11 miles to the north, Newbury 17 miles and Hungerford 9 miles to the east with Salisbury 22 miles to the south.

Communications are excellent with good road access to the nearby major towns whilst there are regular train services from Swindon, Hungerford, Great Bedwyn and Pewsey providing access to London Paddington. Junction 15 (M4) is 10 miles with junction 14 of the M4 being just to the north of Hungerford. The A303 to the south gives access to the M3.

This popular property has idyllic gardens running down to the river whilst at the same time being within easy walking distance of the High Street.

DESCRIPTION

The property is a one bedroom flat set on the first floor, accessed via a lift, of a block of some 40 properties built by McCarthy and Stone in 2001. This purpose built development for those aged over 60, is a fully serviced building with a lift, communal sitting room, laundry, guest facilities and parking. There is a resident House Manager and for peace of mind a 24 hour Careline System which also controls door entry, and monitoring of the fire alarm.

The accommodation comprises an **Entrance Hall** which is carpeted with a deep cupboard with hot water tank and a further storage cupboard, a **Sitting Room** which is carpeted and leads to a balcony overlooking the gardens and river. The fitted **Kitchen** lies off the sitting room with a range of wall and floor units incorporating a four ring hob and extractor fan, Electrolux Oven and Grill and space for a fridge and a dish washer. There is a **Double Bedroom**

with built in wardrobes. The **Shower Room** has a wc, hand basin and a double glazed shower cubicle, wall mounted air heater and heated towel rail.

OUTSIDE

There is non-allocated parking to the front which leads to the electric front doors, communal hall and sitting room. The flat has access to the beautiful communal gardens which are mostly lawned running down to and alongside the river beyond.

SERVICES

Mains water, electricity and drainage. Wall mounted electric heaters.

COUNCIL TAX

Band D £2324.84 payable 22/23

EPC C75

TENURE - Long Leasehold 125 years from 2001. Occupation can only be by those aged over 60. Annual Ground Rent: £350

The service charge is currently being charged at £3042.16 per annum. This covers a resident House Manager, the Careline system, insurance and maintenance of the building, maintenance, heating and lighting of the common parts, window cleaning, water and sewerage as well as gardening and lift servicing.

LOCAL AUTHORITY

Wiltshire Council Tel: 0300 456 0100, www.wiltshire.gov.uk

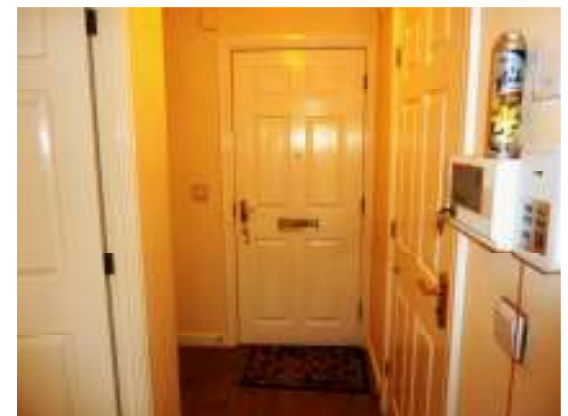
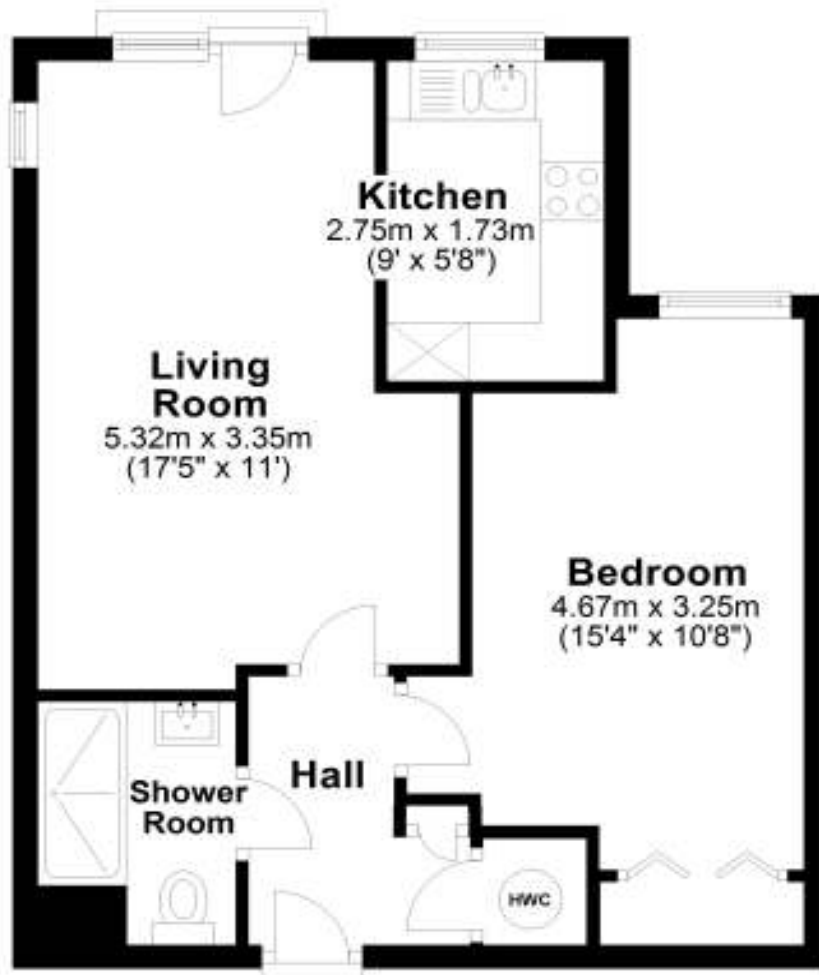
DIRECTIONS

From Marlborough High Street head east towards London Road and Hungerford. Bear right at the first roundabout and turn left into Kelham Gardens opposite the petrol station. The entrance to Churchill Court will be found shortly on the right hand side.



First Floor

Approx. 42.1 sq. metres (453.4 sq. feet)

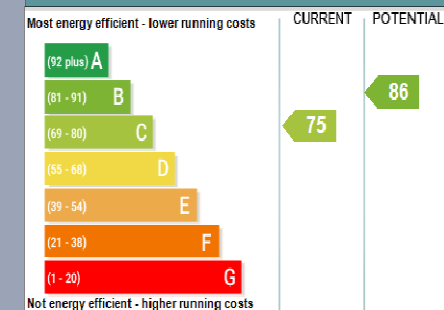


Total area: approx. 42.1 sq. metres (453.4 sq. feet)



Address: Flat 24, Churchill Court, Kelham Gardens, MARLBOROUGH...
 RRN: 9832-7923-5100-0536-7202

Energy Rating



England & Wales

EU Directive
2002/91/EC



Important Notice

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