



2 Bedroom Apartment **£275,000**

Flat 4 Kyance, Salisbury Road, Marlborough, SN8 4AD

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2 Bedroom Apartment

Marlborough, Marlborough

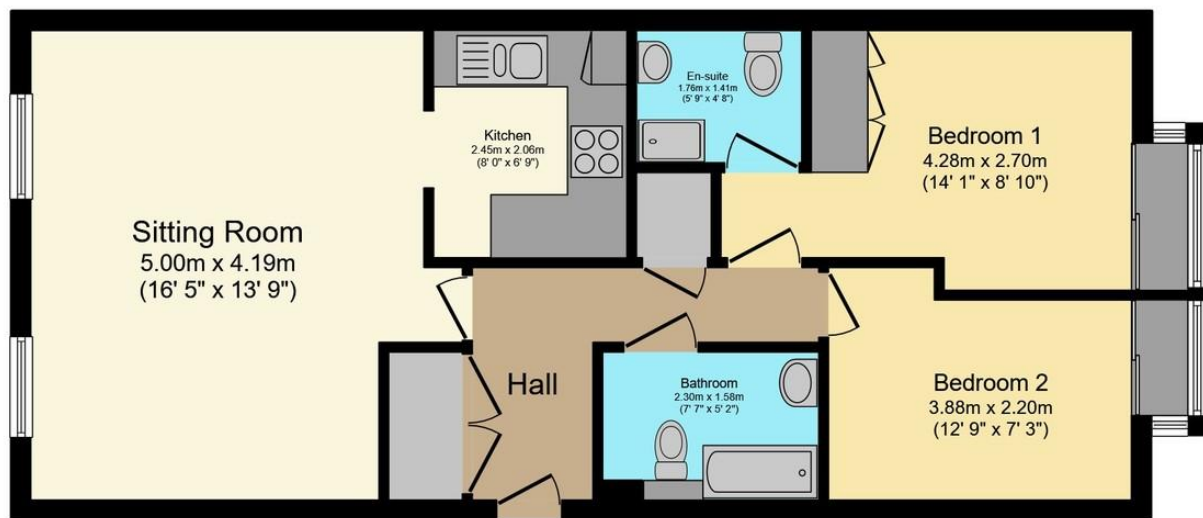
- Open Plan Lounge/Diner
 - Entrance Hallway
 - Kitchen
 - Family Bathroom
-

Situated in an exclusive development of twelve apartments, and within walking distance from the High Street.

A stylish two bedroom, two bathroom first floor apartment which is well presented throughout. The living area naturally splits into a lounge and dining area, and has a pleasant outlook. The kitchen has a good range of cupboards with integral appliances including electric cooker and hob with extractor fan. The main bedroom has an en-suite shower room. There is a second bedroom and separate bathroom fitted with a white suite. The hallway has an airing cupboard, with plumbing for washing appliances and storage space. In all, this is an excellent well presented apartment.

Tenure – Leasehold
Lease Remaining – 993 yrs
Ground Rent – £150 p.a.
Service Charge - £1,500 p.a





First Floor
 Floor area 60.4 sq.m. (650 sq.ft.) approx

Total floor area 60.4 sq.m. (650 sq.ft.) approx
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

We 
where you
LIVE

Our team are friendly, experienced and are all local. They know it better than they do their own living rooms and can help you find what you're looking for because **we love where we live.**

We would be delighted to show you around this property.

Because every home needs a personal touch.

If you would like to view this property then please get in touch.

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 Cricklade SN6 6AA
 01793 751044

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 Marlborough SN8 1LT
 01672 514380

Old Town.
 28-30 Wood Street
 Swindon SN1 4AB
 01793 296880

Swindon.
 The Village Centre,
 Redhouse SN25 2FW
 01793 296600

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements