



1 Bedroom Apartment Offers In Excess Of £160,000

Castle Court , River Park, Marlborough, SN8 1XG

**mcfarlane**  
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# 1 Bedroom Apartment

## Marlborough

- 
- Minutes from the town centre and Waitrose supermarket
  - First floor apartment
  - Residents Parking space
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### Property description

A spacious one bedroom first floor apartment with parking, set in landscaped gardens. The apartment is located on a purpose-built retirement development for the over 55s. Management services are provided by a not-for-profit organisation. The accommodation briefly comprises entrance hall, sitting/dining room, fully fitted kitchen, double bedroom with generous built in wardrobe/storage, shower room and a large storage cupboard.



## MARLBOROUGH

This historic market town provides a range of shopping and leisure facilities including a twice weekly market and a Rick Stein restaurant. The area is well served with excellent schools, library, cinema, and banks with dental services (both private and NHS) and GP Practice and Pharmacy within walking distance. There are main line stations to London Paddington and the Southwest at Pewsey, Great Bedwyn (both about 5 miles) and Hungerford (about 10 miles). The major commercial centres of Swindon, Andover, and Newbury plus the M4, A303 and M3 are within easy reach. The countryside surrounding the town is designated as an Area of Outstanding Natural Beauty and includes the nearby Savernake Forest and the National Cycle Path.

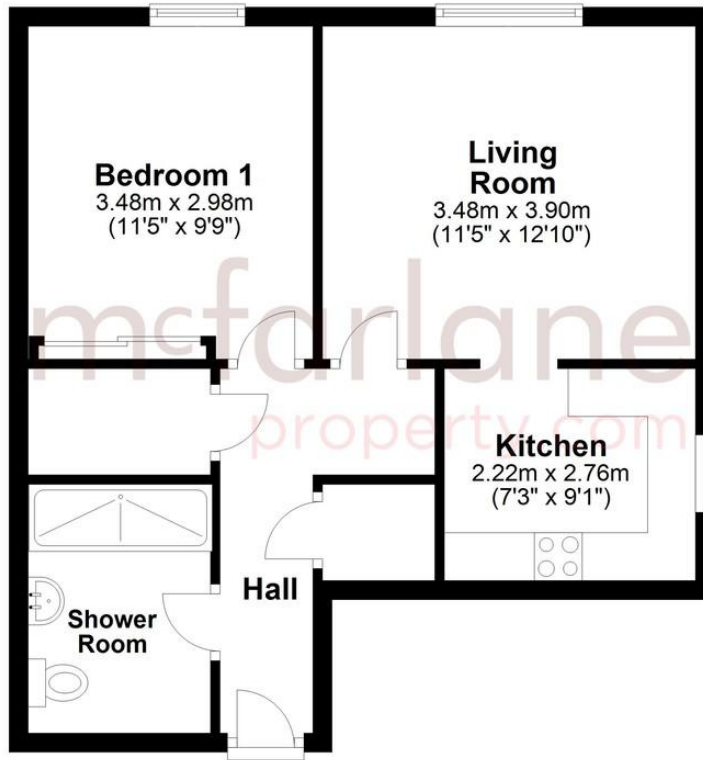
## OUTSIDE/SERVICES

The apartment is set within delightful communal gardens. A communal laundry, residents lounge and conservatory are available for residents' use. An on-site manager is available daily until 3pm. A separate guest suite may be booked for visitors at reasonable cost. The property operates on electric storage heating and is double glazed throughout. The annual service charge includes water rates, building insurance and a sinking fund and is collected monthly.



## Ground Floor

Approx. 44.3 sq. metres (477.3 sq. feet)



Total area: approx. 44.3 sq. metres (477.3 sq. feet)

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needs a personal touch.**

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property then please get in touch.**

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### **Cricklade.**

102 High Street  
Cricklade SN6 6AA

📞 01793 751044

### **Marlborough.**

106 High Street  
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