



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

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Self-contained ground floor retirement apartment with one bedroom, a private terrace leading to the gardens and overlooking 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 south facing one bedroom flat set on the ground floor 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 light and bright accommodation comprises an **Entrance Hall** which is carpeted with a cupboard with hot water tank, a **Sitting Room** which is carpeted and leads to a French door 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, 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 recently installed 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 direct access to the beautiful communal gardens which are mostly lawned running down to and alongside the river beyond.

SERVICES

Mains water, electricity and drainage. electric storage heaters.

COUNCIL TAX

Band D £2183.46 payable 22/23 (no allowance incl. for single occupancy)

EPC D67



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 £3,185.03 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

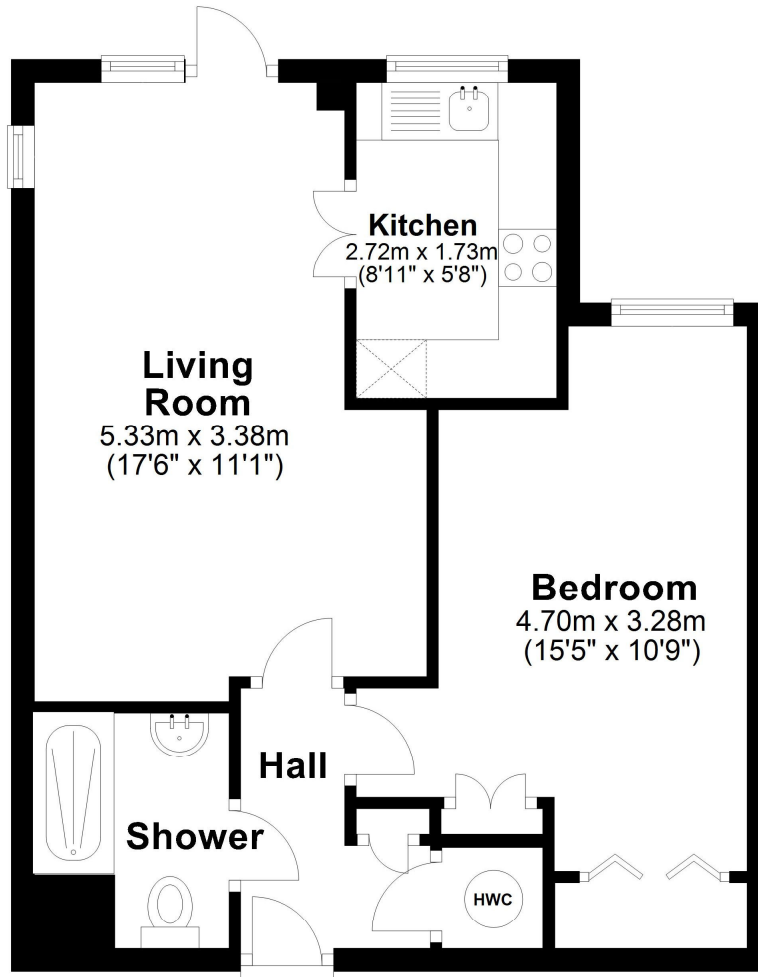
DIRECTIONS

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.

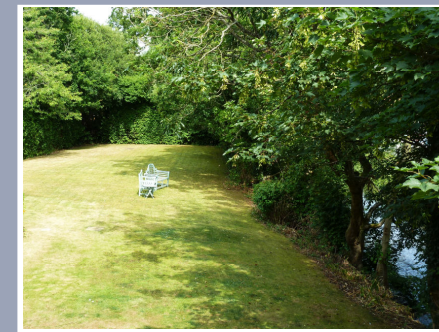


Ground Floor

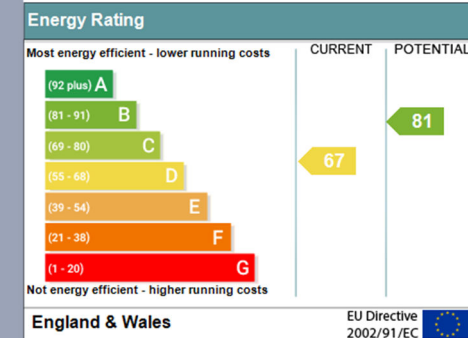
Approx. 42.4 sq. metres (455.9 sq. feet)



Total area: approx. 42.4 sq. metres (455.9 sq. feet)



Address: Flat 7, Churchill Court, Kelham Gardens, MARLBOROUGH, WILTSHIRE, WILTS
 RRN: 1290-0075-0322-3391-3973



Important Notice

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