

for sale

offers over **£230,000**



## Elcot House London Road Marlborough SN8 2AA

Fantastic Ground Floor Flat with NO Onward Chain and move in ready! In a great location in Marlborough's highly sought after London Road. Marlborough's renowned High Street offers lots of shops, cafes, restaurants, pubs and a local Market twice a week.

**Viewing Highly Recommended!**

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# Elcot House London Road Marlborough SN8 2AA

## Internal Features

### **Entrance Hall**

Access to the Living / Dining Room

### **Living / Dining Room**

24' 1" x 7' 8" ( 7.34m x 2.34m )

Double Glazed French Doors to Rear Garden, 2 x Radiators, Door to Second Hallway and Opening to Kitchen

### **Kitchen**

9' 1" x 7' 9" ( 2.77m x 2.36m )

Double Glazed Window to Side, Recently Renovated with a Modern Range of White Gloss Wall and Base Units with Contrasting Work Surface Over and Matching Up Stands, Inset One and Half Bowl Sink with Draining Board and Mixer Tap, Built In Oven with Induction Hob Over, Integrated Washing Machine / Tumble Dryer, Dishwasher and Fridge / Freezer

### **Second Hallway**

Doors to Both Bedrooms and Shower Room, Loft Access



**Bedroom 1**

9' 3" x 13' 5" ( 2.82m x 4.09m )

Double Glazed Window to Front, Built In Wardrobe, Radiator

**Bedroom 2**

10' 11" x 7' 8" ( 3.33m x 2.34m )

Double Glazed Window to Side, Radiator

**Shower Room**

Obscured Double Glazed Window to Rear, WC with Concealed Cistern, Wash Hand Basin, Concealed Ceiling-Mounted Shower, Fully Tiled, Under Floor Heating, Heated Towel Rail

**External Space****Private Garden**

Laid to Decking, Opening out to Communal Garden

**Communal Garden**

Well Maintained Enclosed Communal Garden mostly laid to Lawn

**Garage**

Converted Garage with Light and Power, Telephone Point

**Parking**

Driveway Parking to the Front of the Property for 2 Cars





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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3-5 Victoria House, Albert St  
 SWINDON SN1 3BG

Property Ref: SND103019 - 0008

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 1200.00

**view this property online [connells.co.uk/Property/SND103019](http://connells.co.uk/Property/SND103019)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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