



CARDIGAN HOUSE,
MARLBOROUGH

Carter Jonas

2 CARDIGAN HOUSE, AILESURY COURT, MARLBOROUGH, SN8 1AA

LOCATED MOMENTS FROM MARLBOROUGH HIGH STREET, THIS IS A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM APARTMENT WITH SECURE PARKING.

AMENITIES

- Open plan kitchen / sitting room
- Main Bedroom with ensuite
- Further double bedroom
- Family Bathroom
- Storage locker
- Secure underground parking

SITUATION

This apartment is steps from the High Street, conveniently placed for all that Marlborough has to offer. Marlborough is a vibrant market town with one of the widest high streets in England. Recently ranked the second best shopping destination in the UK, it offers a great mix of major retailers, independent boutiques, cafes, restaurants and pubs. National retailers include Waitrose and Tesco supermarkets, and the wide range of restaurants includes Rick Stein's and Ask as well as the locally renowned Dan's, Franklyn's Bistro and Pino's. There is an independent cinema at The Parade and the leisure centre and golf club provide excellent sporting facilities with thriving tennis, cricket, running and rugby clubs in the town. Local events include an annual literary festival and the popular Marlborough College summer school. Although self-sufficient, the town is well placed for, among others, Swindon, Hungerford, Newbury and Bath and is surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Rail connections are at Pewsey, Great Bedwyn and Swindon and Junctions 14 & 15 of the M4 are also nearby.

DESCRIPTION

This apartment in Cardigan House is from the first phase of the redevelopment of Ailesbury Court in 2015 and benefits from both a convenient location and secure parking. It has been designed for open plan living presented in light, bright neutral tones and offers a high degree of energy efficiency.

At 899 square feet, there is a great feeling of space to this two bedroom apartment and all principal rooms have a south-easterly aspect. The entrance hall has a large built-in cupboard and leads through to the open plan kitchen/living room which offers a versatile and spacious living area. The modern fitted kitchen has a Bosch electric oven, separate induction hob and integrated fridge and dishwasher.

The apartment has a wonderful main bedroom with built in cupboards and an ensuite bathroom with under floor heating. There is a second good-sized double bedroom served by a well-appointed bathroom with under floor heating.



OUTSIDE

There is one parking space with the apartment located on the ground floor behind electrically operated garage doors and there are lifts to all floors. The apartment also has a storage locker. Cardigan House has direct pedestrian access to Marlborough's famous and flourishing High Street. At the same time, its position provides a degree of quietness which is unusual in such a central location.

SERVICES AND MATERIAL INFORMATION

- Leasehold - 125 years from 1 August 2014
- Ground rent is £425pa
- Service charge £2406 (for 2022)
- Mains water, mains drainage, gas central heating
- Council tax band: C - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: B

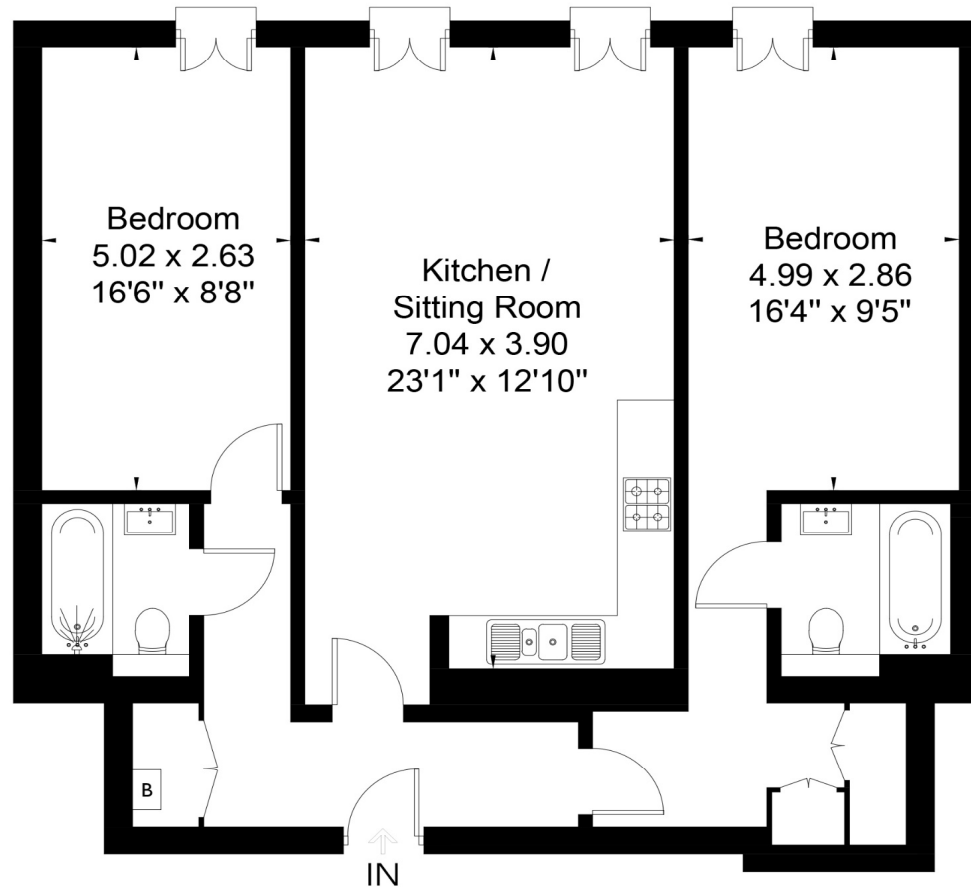
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

GUIDE PRICE: £375,000 (Subject to Contract)

Classification L2 - Business Data



Ailesbury Court, High Street, Marlborough, SN8
Approximate Area = 899 sq ft / 83.5 sq m



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards
fourwalls-group.com 318096

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IMPORTANT INFORMATION

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