



CARDIGAN HOUSE

MARLBOROUGH

APARTMENT 11 CARDIGAN HOUSE
Ailesbury Court, Marlborough, Wiltshire

Carter Jonas

APARTMENT 11 CARDIGAN HOUSE, AILESBUARY COURT, MARLBOROUGH, WILTSHIRE, SN8 1AA

- Swindon 12 miles
- Newbury 17 miles
- Hungerford 9 miles
- Salisbury 22 miles
- Junction 15 (M4) 9 miles
- Pewsey, Great Bedwyn and Swindon stations link with London Paddington about 1 hour

Entrance hall • Open plan living room/dining room/kitchen • 3 Double bedrooms all with en-suite bathrooms/shower rooms • Utility area • Cloakroom Private patio • Lockable storage cage • Lift access • Loading/unloading parking facility • Allocated external parking • EPC C

SITUATION

Apartment 11 is minutes from the High Street, conveniently placed for all that Marlborough has to offer. Marlborough has an established reputation for both the practical and pleasurable necessities of life, with excellent shopping including national retailers such as Waitrose and Tesco supermarkets and several quality restaurants including Rick Stein, Dans, Pizza Express and The Marlborough. Boutique shops, cafes and pubs abound. The leisure centre and golf club provide excellent sporting facilities. Although self-sufficient the town is well placed for the larger centres of Bath, Newbury and Swindon and is surrounded by beautiful countryside and the Marlborough Downs, Pewsey Vale and Kennet Valley. There are several very good schools including St John's Academy and the renowned Marlborough College.

DESCRIPTION

Contemporarily refurbished in 2018, Apartment 11 is one of four apartments in the second phase of the redevelopment of Ailesbury Court. It has been designed for open plan living presented in light, bright, neutral tones and is an ideal investment, pied a terre. The spacious entrance hall has built-in cloaks cupboard and walnut shelving units and leads seamlessly to the open plan kitchen/dining/living area which has a range of fitted cupboards and shelving. The bespoke Italian designed kitchen is fitted with high gloss base and wall units and benefits

A LUXURY 3 BEDROOM GROUND FLOOR APARTMENT WITH A PRIVATE PATIO AND ALLOCATED PARKING.



from Smeg integrated appliances including a multi-function electric oven; an induction hob; a full height fridge/freezer; a dishwasher and a combination microwave/grill. There is also an Insinkerator, a hot water tap, Silestone solid worktops and splash-backs. The utility area is off the kitchen with a separate sink, floor and base units and a Smeg washing machine and tumble dryer.

The stunning living room has engineered oak flooring, a contemporary Bio-Ethanol slot fireplace and two sets of patio doors that open on to the private patio.

The generously proportioned master suite has an elegant bathroom and an impressive walk-in dressing room with bespoke open wardrobes. There are two further double bedrooms both with an en-suite shower room. All bedrooms have fitted carpets. The bathrooms have high quality sanitary-ware, underfloor heating, heated towel warmers, porcelain tiles and stone floor tiles. The cloakroom is off the entrance hall.

NB. There is vehicular access to the lift and stairs via the underground carpark to unload/load vehicles as well as an allocated lockable storage cage.

ADDITIONAL INFORMATION

General Remarks: Measurements are given in metres (accurate to 0.1m) followed by feet and inches. Land measurements are to within 5%. Only fixtures and fittings which are specifically identified are included. The services, equipment, fixtures and fittings have not been tested by Carter Jonas and cannot be verified as in working order or fit for their purpose.

Tenure: 125 year lease from 1st May 2018 with ground rent of £500 per annum. Annual Service Charge of £3016.31 per annum invoiced quarterly in advance.

Local Authority: Wiltshire Council, County Hall, Bythesea Road, Trowbridge, BA14 8JN

Postcode: SN8 1AA

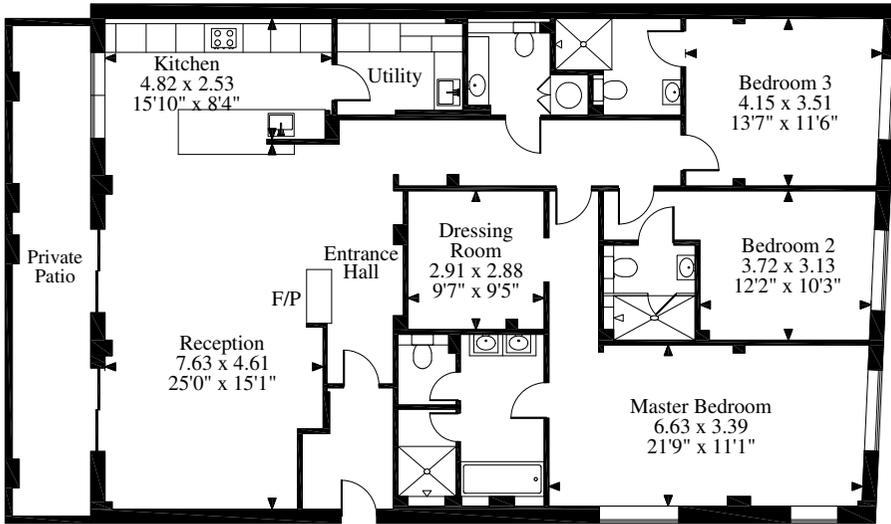
Viewing: By prior appointment through the Marlborough office: 01672-514916

Office Address: www.carterjonas.co.uk, 93 High Street, Marlborough, SN8 1HD, Fax: 01672-514051, Email: marlborough@carterjonas.co.uk

Directions: From Marlborough High Street, proceed along the High Street and take a right past Sea Salt. Proceed down the walkway to the stairs on the left, leading to the glazed front door and entrance vestibule. Apartment 11 is on the left hand side.



Ground Floor Apartment = 1,789 sq ft / 166 sq m



Ground Floor Apartment

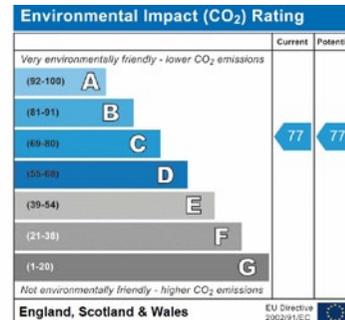
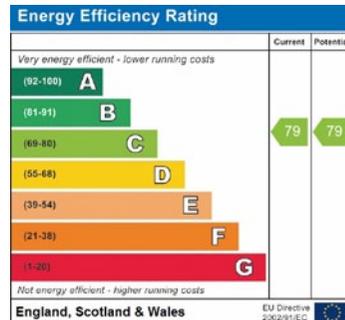
Reception = 7.63 x 4.61, 25'0" x 15'1"
 Kitchen = 4.82 x 2.53, 15'10" x 8'4"
 Master Bedroom = 6.63 x 3.39, 21'9" x 11'1"
 Bedroom 2 = 3.72 x 3.13, 12'2" x 10'3"
 Bedroom 3 = 4.15 x 3.51, 13'7" x 11'6"



FOR ILLUSTRATIVE PURPOSES ONLY

The position & size of doors, windows, appliances and other features are approximate only.

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IMPORTANT INFORMATION

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