

14 Town Mill, Marlborough, Wiltshire SN8 1NS



KCR
RESIDENTIAL REIT PLC


Osprey



Built in 1987, this delightful two bedroomed cottage is located in a premium south facing position on a unique retirement island surrounded by the river Kennet with views over the river and Coopers Meadow. The property is part of a purpose-built development of thirty homes in a picturesque part of Marlborough designed for the independence of residents aged over 55. This is an attractive and well presented house with a convenient parking space to the side of the property. The town centre, with a good choice of shops including Waitrose, a market, a wide range of amenities, numerous restaurants and good transport links, is a short walk away.

Approximate Gross Internal Area: 92.5 sq m/ 996 sq ft
Including Limited Use Area (0.5 sq m / 5 sq ft)

Accommodation:

- Sitting Room, with new carpet, extending the whole of the rear of the property with French doors opening to decking and picturesque views
- Kitchen with fully fitted Howdens cupboards, new floor, Stoves electric cooker and hob, extractor unit, fridge freezer and waste disposal unit and Bosch dishwasher
- Entrance Hall with Acorn stairlift and understairs storage
- Downstairs cloakroom with toilet, wash basin and vanity cupboard, and Bosch washing machine
- Master Bedroom with fitted wardrobes, sockets and radiators with bay window and views of the river and meadow
- Bedroom 2 with sockets, radiator and views of the river
- Bathroom with shower, toilet, wash basin and vanity unit, and large heated towel rail
- Versatile storage room/computer space
- Home HIVE remote heating control
- Resident Estate Manager
- 24 hour emergency system
- Landscaped gardens
- Personal parking space
- Access to Mill House, the development's communal building, comprising guest suite, hairdressing salon, laundry and drawing room with access to a patio with seating overlooking the mill stream

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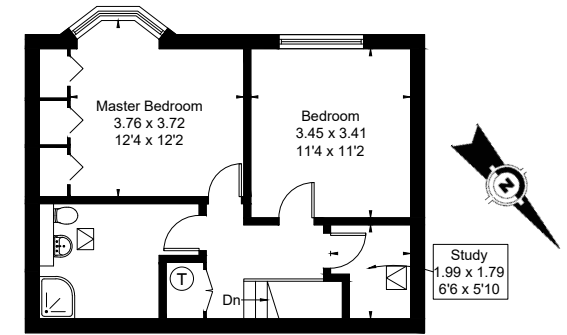
Freehold

Local authority: Wiltshire County Council and Marlborough Town Council

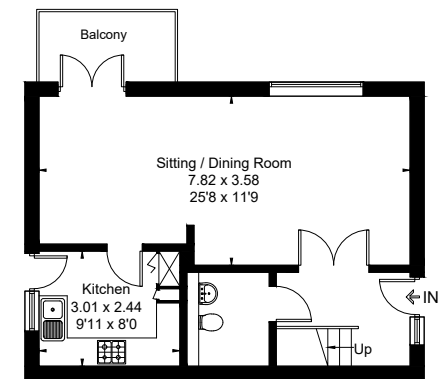
Energy Performance Rating: D-61

Council Tax Band: E

Guide Price £360,000



First Floor



Ground Floor



For viewings, please contact the Estate Manager:

Ms Hilary Barrett

Telephone: 01672 515621

Email: townmill@ospreymc.co.uk

Website: www.ospreymc.co.uk

These particulars are for general information only and do not constitute any part of an offer or a contract. All statements contained herein are made without responsibility on the part of Osprey or the Vendors or Lessors and are not to be relied on as a statement or representation of fact. Intending purchasers or lessors must satisfy themselves or otherwise as to the correctness of each of the statements contained in these particulars. Osprey has not tested any of the appliances in this property.

