



**KYNANCE APARTMENTS, SALISBURY ROAD,
MARLBOROUGH**

Carter Jonas

3 KYNANCE APARTMENTS, SALISBURY ROAD, MARLBOROUGH, SN8 4AD

AMENITIES

- Modern apartment
- Close to High Street
- Open plan sitting/dining room
- Two bedrooms
- Two bathrooms
- Communal gardens
- Allocated parking
- No onward chain

SITUATION

Kynance Apartments are set back off the Salisbury Road and within easy reach of Marlborough High Street. The town offers a mix of major retailers, independent boutiques, coffee and tea shops. There is a wide selection of national retailers including Waitrose and Tesco supermarkets, popular restaurants include: Rick Stein's, Franklyn's Bistro, Dan's, Pino's and Ask. Hillier's Yard and Hughenden Yard offer further boutique shopping to be discovered off the historic high street and the newly opened independent Parade Cinema show a wide range of films and live theatre. The leisure centre is located close to the centre of town and Marlborough golf club offers an excellent round of golf in a stunning setting. Further sporting facilities and clubs include tennis, cricket, running, rugby and hockey. The town features regular live music events and an annual literature festival as well as a multitude of courses for all the family at Marlborough College Summer School. Situated on a historic trade route, Marlborough is very well placed for other towns including Swindon, Hungerford and Newbury and the cities of Bath and Salisbury. The surrounding area is dominated by the ancient Savernake Forest and stunning Marlborough Downs which run between the Pewsey Vale and Kennet Valley. Rail links to London Paddington are from Pewsey, Great Bedwyn, Swindon and Hungerford

DESCRIPTION

3 Kynance Apartments is a modern two-bedroom apartment is a development of similar properties.

The property benefits from an open plan sitting/dining room which leads through to the kitchen with a range of wall and base units.

There are two double bedrooms, with the main bedroom having its own ensuite bathroom and the other being served by the well-appointed family bathroom.

The property is offered with no onward chain.

A MODERN, TWO BEDROOM APARTMENT WITHIN WALKING DISTANCE OF THE HIGH STREET.



OUTSIDE

The property has its own allocated parking space and enjoyment of the communal gardens.

GUIDE PRICE: £225,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

LEASE LENGTH: 979 years

SERVICE CHARGE: £1300 per annum

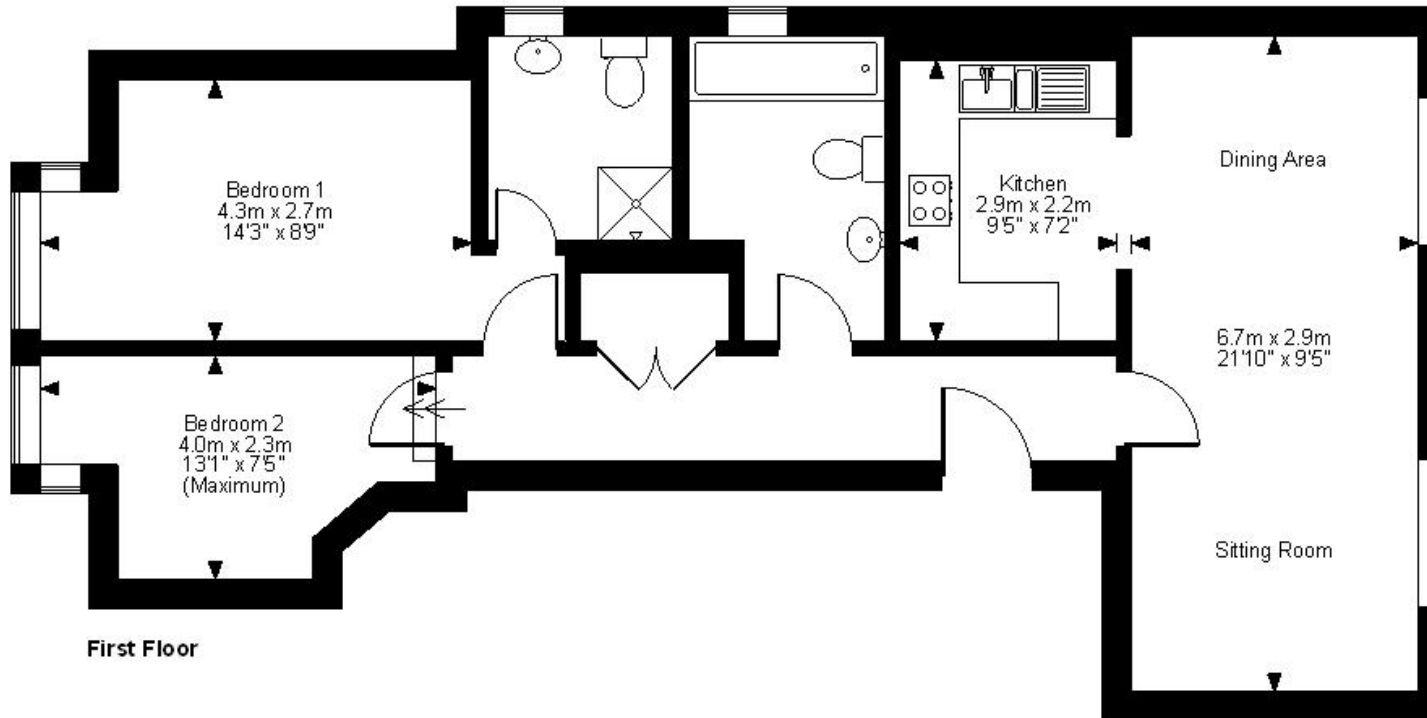
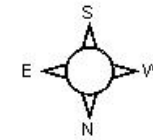
GROUND RENT: £150 per annum

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Kynance Apartments, Salisbury Road, Marlborough
Approximate Gross Internal Area
710 sq ft / 66 sq m



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

- Leasehold
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: D
- Energy efficiency rating: C
- Broadband and mobile coverage. Please refer to Ofcom website

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Offices throughout the UK

IMPORTANT INFORMATION

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