



HIGH STREET,  
MARLBOROUGH

Carter Jonas

# 11A HIGH STREET, MARLBOROUGH, SN8 1AA

## AMENITIES

- One bedroom apartment
- High Street location
- Period property
- No onward chain
- In need of updating
- Fantastic investment opportunity

## SITUATION

11a is located right of the High Street of Marlborough. Marlborough is a vibrant market town offering a mix of major retailers, independent boutiques, coffee and tea shops. National retailers include Waitrose and Tesco supermarkets, and the wide range of restaurants includes Dan's, Pino's, Rick Stein's, Franklyn's Bistro and Ask. There are further shopping areas in Hillier's Yard and Hughenden Yard, as well as a newly opened cinema at The Parade. The leisure centre and golf club provide excellent sporting facilities and there are thriving tennis, cricket, running and rugby clubs in town. The town features annual Jazz and literary festivals, as well as the popular Marlborough College summer school. Although self-sufficient, the town is well placed for other towns and city's including Swindon, Bath, Salisbury, Hungerford and Newbury, and is surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Intercity (Paddington) rail and M4 connections are at both Pewsey, Great Bedwyn, Swindon and Hungerford.

## DESCRIPTION

11a High Street is a spacious one bedroom, first floor apartment, located right on the High Street, offered with no onward chain.

The apartment offers generous living spaces throughout and has the added benefit of lovely high ceilings, giving the feeling of extra space.

Upon entering the apartment you are greeted into the central hallway from which all the rooms are accessed. There is the main reception room to the front with views over the High Street. The kitchen is of a good size and is large enough to fit a dining table.

The bedroom is to the rear and overlooks Alma Place and there is also a fully fitted bathroom with bath and shower.

The property does require some updating internally but would make for a fantastic investment property or an additional residence.

**A SPACIOUS ONE BEDROOM APARTMENT RIGHT ON THE HIGH STREET, OFFERED WITH NO ONWARD CHAIN.**



## OUTSIDE

Please note that there is no outside space or parking with the property. Permit parking is available nearby.

**GUIDE PRICE:** £200,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



Classification L2 - Business Data



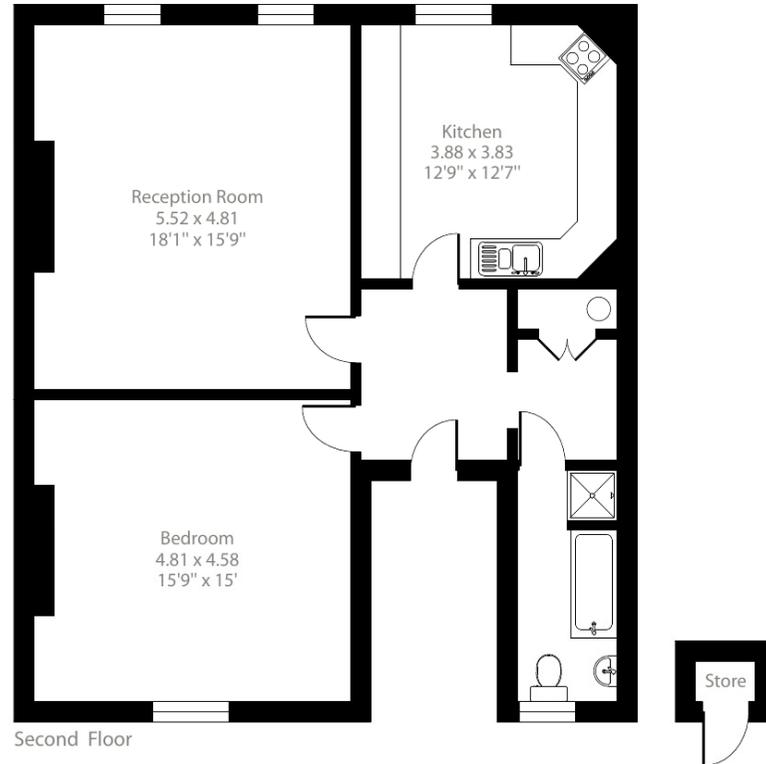
## High Street, Marlborough, SN8

Approximate Area = 876 sq ft / 81.4 sq m

Store = 6 sq ft / 0.5 sq m

Total = 882 sq ft / 81.9 sq m

For identification only - Not to scale



### SERVICES AND MATERIAL INFORMATION

- Leasehold
- Lease length: 93 year and 8 months
- Mains water, mains drainage. Electric heating.
- Service charge: £401 per annum
- Ground rent: £125 per annum
- EPC: D
- Council tax: C
- No pets are permitted under the lease



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Carter Jonas. REF: 1285379

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