



OLD FORD COURT,  
PEWSEY

Carter Jonas

# 13 OLD FORD COURT, HIGH STREET, PEWSEY, WILTSHIRE, SN9 5AG

## A TOP FLOOR, TWO BEDROOM APARTMENT WITH PARKING, LOCATED CENTRALLY IN THIS POPULAR VILLAGE.

### AMENITIES

- Sitting room
- Fitted kitchen
- Two bedrooms
- Bathroom
- Allocated parking space
- Second floor
- Excellent central location
- Close to local amenities

### SITUATION

Old Ford Court, situated just off The High Street is a development centrally located in the large village of Pewsey, within the beautiful surrounding countryside of the Vale of Pewsey and at the heart of this bustling village.

The village provides a comprehensive range of shops and amenities including a sports centre with swimming pool, bowls and tennis clubs, hairdressers and various pubs and restaurants. The area has excellent schooling at both primary and secondary levels, with a range of options including St. Francis and Marlborough College in addition to a range of well-regarded state schools. Pewsey has a main line rail station with services to London Paddington. The M4 Motorway (J15) is to the North and A303 (M3) to the South.

### DESCRIPTION

13 Old Ford Court is located on the top floor of this attractive building and is centrally located in Pewsey, perfectly placed to enjoy all that the village has to offer.

At in excess of 600 square feet, the property enjoys generous proportions and comprises of a large, dual aspect reception room and separate fitted kitchen.

The principal bedroom enjoys generous proportions and built-in storage. The second bedroom is a smaller double and both bedrooms are served by the family bathroom, with bath and shower overhead.

The windows are fully double-glazed throughout with electric heating and this property represents an ideal opportunity for a first-time buyer or buy-to-let investor to purchase.

### OUTSIDE

The property comes with an allocated parking space.



### SERVICES AND MATERIAL INFORMATION

- Leasehold - 125 years from 25 December 1990
- Service charge - £1080pa
- Service charge review period: 2-3 years
- Ground rent - Peppercorn
- All mains services are connected except gas and the property operates on electric heating.
- Council tax band: C
- Energy efficiency rating: B

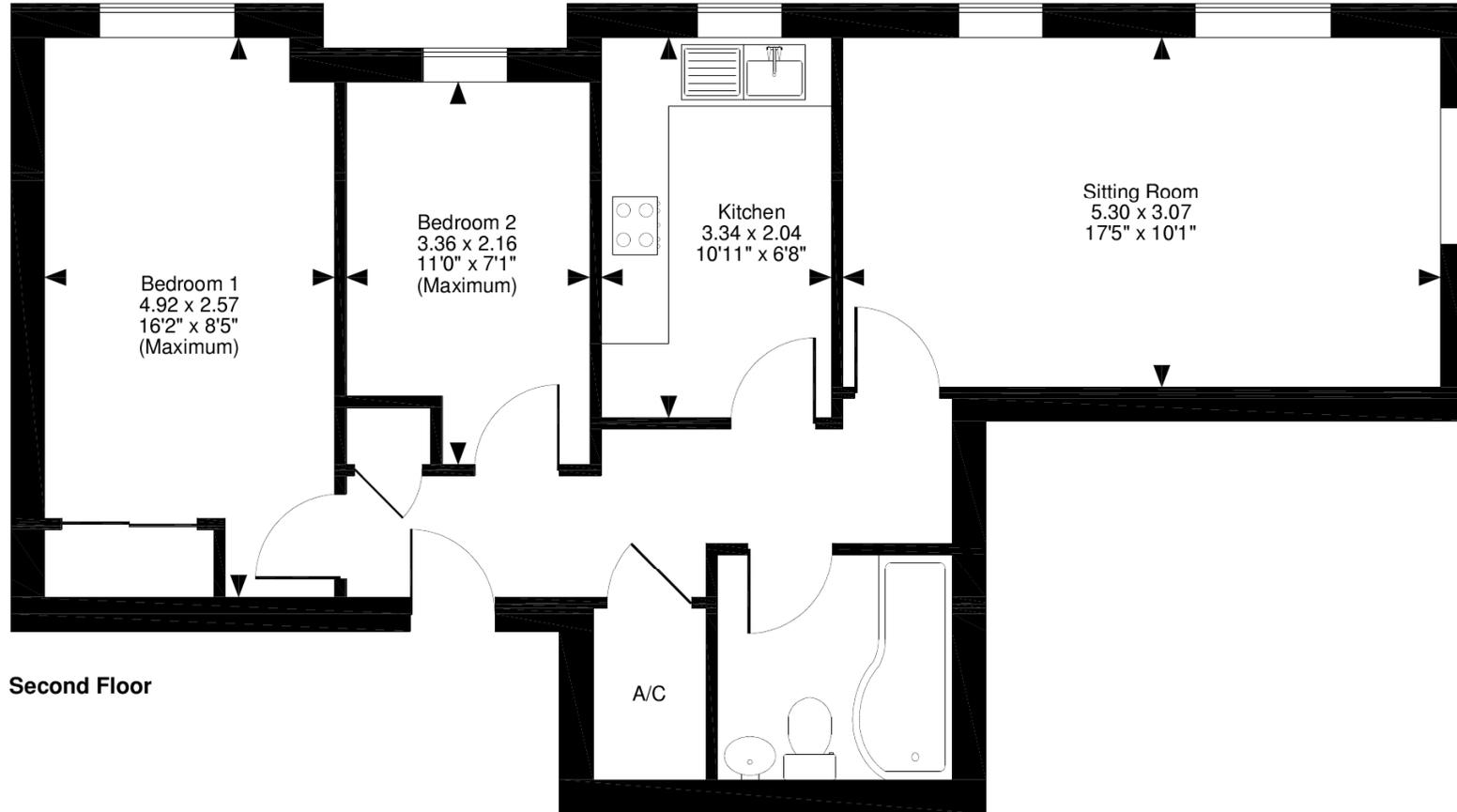
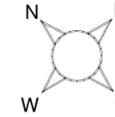
**GUIDE PRICE:** £170,000 (Subject to Contract)

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



Classification L2 - Business Data

Old Ford Court, High Street, Pewsey  
Approximate Gross Internal Area  
612 sq ft / 57 sq m



Second 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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