



THE PARADE,  
MARLBOROUGH

Carter Jonas

## 2 MARSH HOUSE, 25 THE PARADE, MARLBOROUGH, WILTSHIRE, SN8 1NE

### AMENITIES

- Entrance hall with study area
- Open plan kitchen/dining/living area
- Utility room and store
- Two Bedrooms, one ensuite
- Family shower room
- Parking
- Moments from High Street

### SITUATION

25 The Parade is an attractive period house located moments from the High Street, conveniently placed for all that Marlborough has to offer. Marlborough is a vibrant market town offering a great 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 the boutique cinema which is next door to the property on 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 an annual literary festival, as well as the popular Marlborough College summer school. Although self-sufficient, the town is well placed for other towns including Swindon, Bath, Hungerford and Newbury, and is surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Rail links and M4 connections are at Pewsey, Great Bedwyn, Swindon and Hungerford.

### DESCRIPTION

With over 1100 square feet of lateral space, this stunning apartment has a lovely, homely feel to it and is perfectly positioned to enjoy all that Marlborough has to offer.

This wonderful property has been designed for modern living with a contemporary open plan fitted kitchen/dining and living area, including granite worktops, quality appliances and engineered wood flooring.

The hallway opens up in the centre of the apartment to create the perfect place for a home office / study area. The accommodation is very well planned and further includes a very handy utility room and separate storage cupboard.

Both bedrooms are located at the rear of the property, with each benefitting from an abundance of built in wardrobes. The principal bedroom enjoys generous proportions and an ensuite shower room, with the second double bedroom being served by the beautifully appointed family shower room.

**A STYLISH AND WELL-PROPORTIONED TWO BEDROOM APARTMENT WITH PARKING, CONVENIENTLY LOCATED CLOSE TO THE HIGH STREET.**



### OUTSIDE

Access is from the car park via a door at the rear of the building into a communal hall. Through the gated entrance is the private car park with one allocated parking space and additional visitor parking available.

### SERVICES AND MATERIAL INFORMATION

- Share of Freehold - c177 years remaining on the underlying lease
- Service charge - c£1560pa
- Freehold
- 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

**GUIDE PRICE:** £350,000 (Subject to Contract)

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

Classification L2 - Business Data



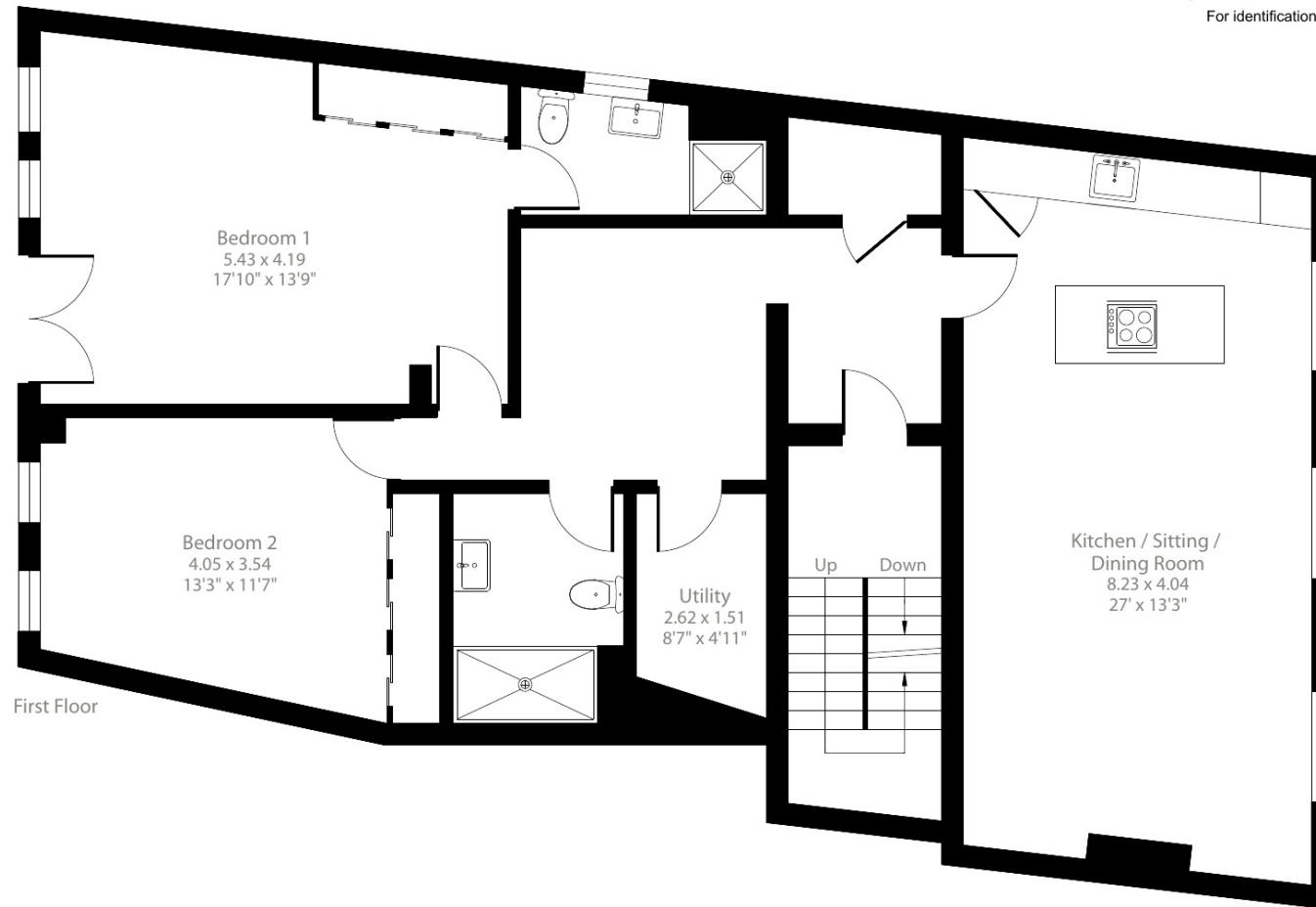


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## The Parade, Marlborough, SN8

Approximate Area = 1104 sq ft / 102.6 sq m (excludes communal hall)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Carter Jonas. REF: 1206205

**Marlborough 01672 514 916**  
93 High Street, Marlborough, SN8 1HD

**carterjonas.co.uk**  
Offices throughout the UK

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