



**11 Cardigan House, High Street,  
Marlborough, Wiltshire, SN8 1AA**

**birkmyre**  
property consultants



## A STUNNING, CONTEMPORARY, GROUND FLOOR, 3 BEDROOM APARTMENT OF 1,789 SQFT WITH A TERRACE SITUATED IN MARLBOROUGH TOWN CENTRE

Marlborough High Street 70 yds, Swindon 11 miles, Hungerford 9 miles, Pewsey 6 miles (London Paddington 55 mins, 1 hour, 1 hour 10 mins respectively), M4 at junction 15 10 miles, junction 14 14 miles

### Location

The popular market town provides an extensive range of shopping facilities, a twice-weekly market, a library and various restaurants and pubs including the **Rick Stein** Restaurant. The social calendar is thriving with annual Literary and Jazz Festivals and visiting music/theatre, Circus and fairs.

The town is surrounded by the beautiful Marlborough Downs and Savernake Forest giving plenty of opportunities for leisure activities. Cardigan House lies just off the High Street via a pedestrian path with access to the landscaped rear and private gated car park off Kennet Place.

### Description

Cardigan House a Listed building was converted to flats in 2018. This fabulous property comprises a recently finished, 3 bedroom apartment at ground floor level offering the following features:

- ❖ Contemporary, spacious open plan living/kitchen area with separate utility room fitted with SMEG appliances
- ❖ Bespoke Italian designed kitchen, SMEG Appliances including full height fridge and freezer, induction hob, double oven, microwave, dishwasher and instant hot water tap
- ❖ Opulent master bedroom suite with walk-in dressing room and en-suite bathroom facilities. Further two double bedrooms with en-suite bathroom facilities.
- ❖ Separate WC room
- ❖ Under floor heating to all bathrooms, high quality white glazed sanitary ware, branded polished chrome finish to fittings, heated towel rails and designer vanity units
- ❖ High quality finish of a modern, neutral style incorporating pale and dark woods with stainless steel fixtures and fittings
- ❖ Bespoke extra wide Walnut doors
- ❖ Flagstone terrace area leading from the open plan living/dining space creating opportunity for alfresco entertaining
- ❖ Cat 5 broadband provision throughout
- ❖ Video Entry phone
- ❖ Storage space at basement level
- ❖ Designated gated car parking space
- ❖ Pretty, landscaped external areas
- ❖ 10 Year Premier Guarantee

### Tenure

125 year leasehold

### Services

Mains water, electricity and drainage. Gas fired central heating.

### Local Authority Services

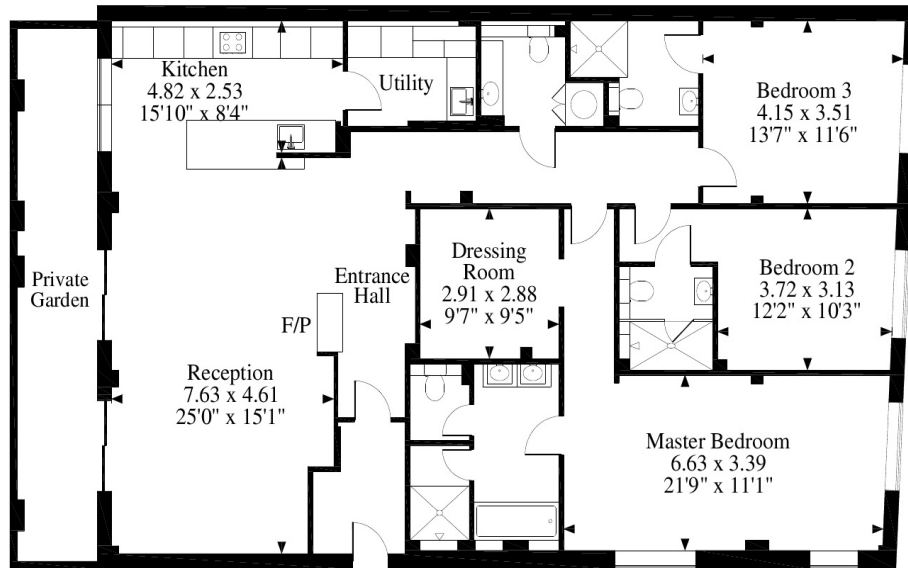
Wiltshire Council, County Hall, Trowbridge Wiltshire BA14 8JN, Tel: 01225 713000

### Viewing

By prior appointment with **Birkmyre Property** **01672 516619**



**Ground Floor Apartment = 1,789 sq ft / 166 sq m**



**Ground Floor Apartment**

Reception = 7.63 x 4.61, 25'0" x 15'1"  
Kitchen = 4.82 x 2.53, 15'10" x 8'4"  
Master Bedroom = 6.63 x 3.39, 21'9" x 11'1"  
Bedroom 2 = 3.72 x 3.13, 12'2" x 10'3"  
Bedroom 3 = 4.15 x 3.51, 13'7" x 11'6"

**FOR ILLUSTRATIVE PURPOSES ONLY**

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

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Energy Performance Certificate Rating; C 79

Broadband (source Uswitch)

Download speed: 57.62Mb

Upload speed: 18.7Mb

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