

Premium



Marlborough, Wiltshire SN8

£1,175 Per Month - Available 02/09/2016

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

*Ultimate luxury! A new two double bedroom apartment finished to the highest of standards with underground parking and located just off of the High Street in Marlborough.*

Underground Parking | Two Bathrooms | Open Plan Living | Lovely Views | Spacious | Storage.

### Description

This apartment is simply stunning. Finished with luxury in mind, this new exclusive development of 9 apartments is located just off the Marlborough High Street and surprisingly has some lovely views of Savernake Forest. Located on the second floor, accessed by stairs or a lift, the entrance to the apartment leads in to a large hallway with a door through to the 27ft open plan living space with a high spec kitchen, which offers enough space for a dining area. The living area sits in front of two full length patio doors with Juliet balconies. The gorgeous master suite has a dressing area with built in wardrobes, a beautiful en-suite bathroom and a Juliet balcony. The second bedroom is an excellent size and close to the family bathroom, which is equally as luxurious as the rest of the house. The block

basement has storage for each apartment, which is ideal for bikes and suitcases, and also houses the private underground parking with electric gates. In summary, this is a wonderful property that is rare to the rental market in Marlborough, so don't miss out!



5 Cardigan House 155390 ph (9)

### Hamptons Marlborough Lettings

20 High Street

Marlborough SN8 1AA

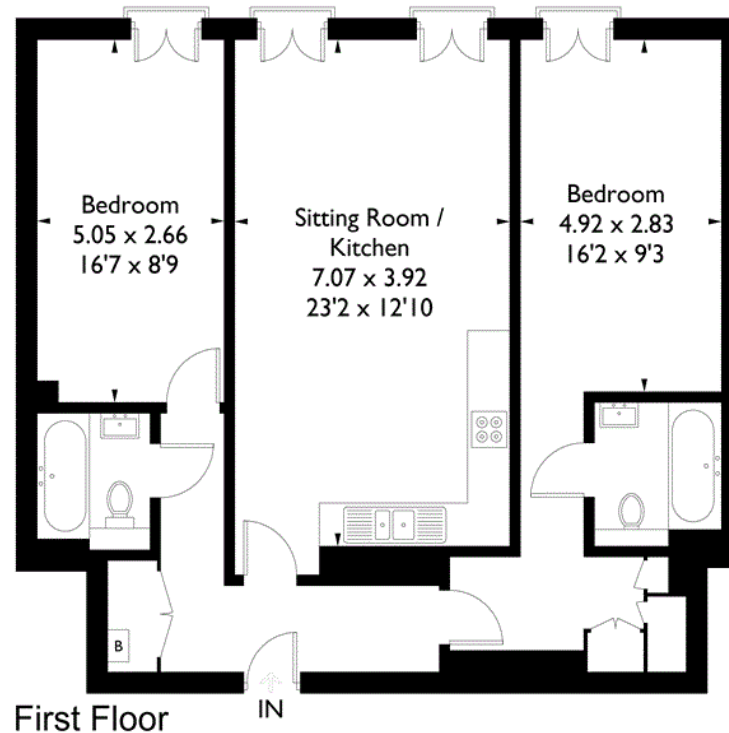
Tel: 01672 514877 - [marlboroughlettings@hamptons-int.com](mailto:marlboroughlettings@hamptons-int.com)

[www.hamptons.co.uk](http://www.hamptons.co.uk)

## Floorplan

High Street, Marlborough

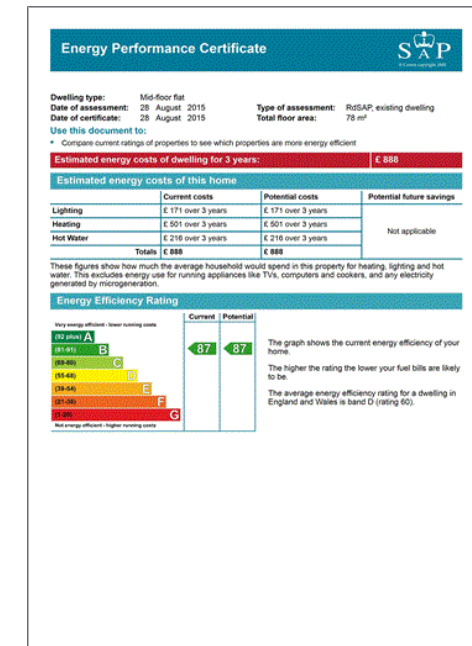
Approximate Gross Internal Area = 83.5 sq m / 899 sq ft



FLOORPLANZ © 2015 0845 6344080 Ref: 155390

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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