



FLEUR-DE-LIS



MARLBOROUGH

WELCOME TO RENAISSANCE RETIREMENT



Renaissance Retirement was founded in the 1990s with the aim of designing, building and managing luxury retirement developments that were simply better than the standard developments being built across the country at the time. That ethos still resonates today. At Renaissance Retirement it is still, and will always be, the personal touch that sets us apart.

Our heritage dates back to 1997 when our founder, Robert Taylor, was hand-picked by HRH Prince Charles to design and build the very first retirement apartments at our flagship development in Poundbury, Dorchester.

With Renaissance Retirement, you'll enjoy independent living in a luxurious environment, safe in the knowledge that your home is secure. You will also have the support of your concierge should you need it – a very welcome assurance for your family and friends.

I'm proud to present Fleur-de-Lis Marlborough. The quality of the build is first-rate and it has been designed to reflect and work in harmony with the town's surroundings.

We look forward to showing you what your new lifestyle could look like.

Christopher Compton Goddard

Chairman

Renaissance Retirement



Christopher Compton Goddard



HRH Prince Charles



LOCATION, LOCATION, LOCATION...



Built on the former Old Yard on London Road, Fleur-de-Lis is ideally located only ten minutes' walk from the vibrant high street. You will benefit from a wealth of shops and services, including restaurants, cafés, pubs, leisure facilities and open spaces.

Marlborough's links with its past are very strong – in 1086 this archetypal English market town was featured in the Domesday Book and in later years nearby Savernake Forest was established by William the Conqueror as a royal hunting ground. There is an abundance of charming places to visit too. The jewel in the crown of Marlborough's historic high street is Merchant's House – a glorious restoration of a 17th century silk house. Walkers and explorers will enjoy the North Wessex Downs Area of Outstanding Natural Beauty, which encompasses much of the countryside around Marlborough.



Silbury Hill, World Heritage Site, Near Marlborough

An aerial photograph of Marlborough town centre. In the foreground, a large green field is visible. To the right, a new building with a green roof and scaffolding is under construction. The town is densely packed with residential houses, mostly in shades of red and brown. A church spire is visible in the distance. The sky is blue with some clouds.

TOWN
CENTRE

FLEUR-DE-LIS
.....
MARLBOROUGH

LUXURY RETIREMENT
APARTMENTS IN THE
HEART OF MARLBOROUGH
TOWN CENTRE

THE NUMBER ONE LOCATION FOR SENIOR LIVING IN MARLBOROUGH, WILTSHIRE

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Fleur-de-Lis Marlborough comprises 28 beautifully appointed one and two bedroom luxury apartments, some with en-suites and mezzanine floor spaces. It really is a place to relax, enjoy the surroundings and socialise with other owners, friends and family.

The luxurious shared facilities include an elegantly furnished entrance foyer and a well-appointed drawing room. A fully furnished guest suite is available should your visitors wish to stay overnight.

Fleur-de-Lis offers owners peace of mind – there is no need to worry about costly heating bills, the overgrown garden, the leaky roof or even general maintenance of the house. The development boasts on-site parking and a fully maintained garden will provide surrounding seating areas for owners to enjoy, as well as an attractive outlook for the building.

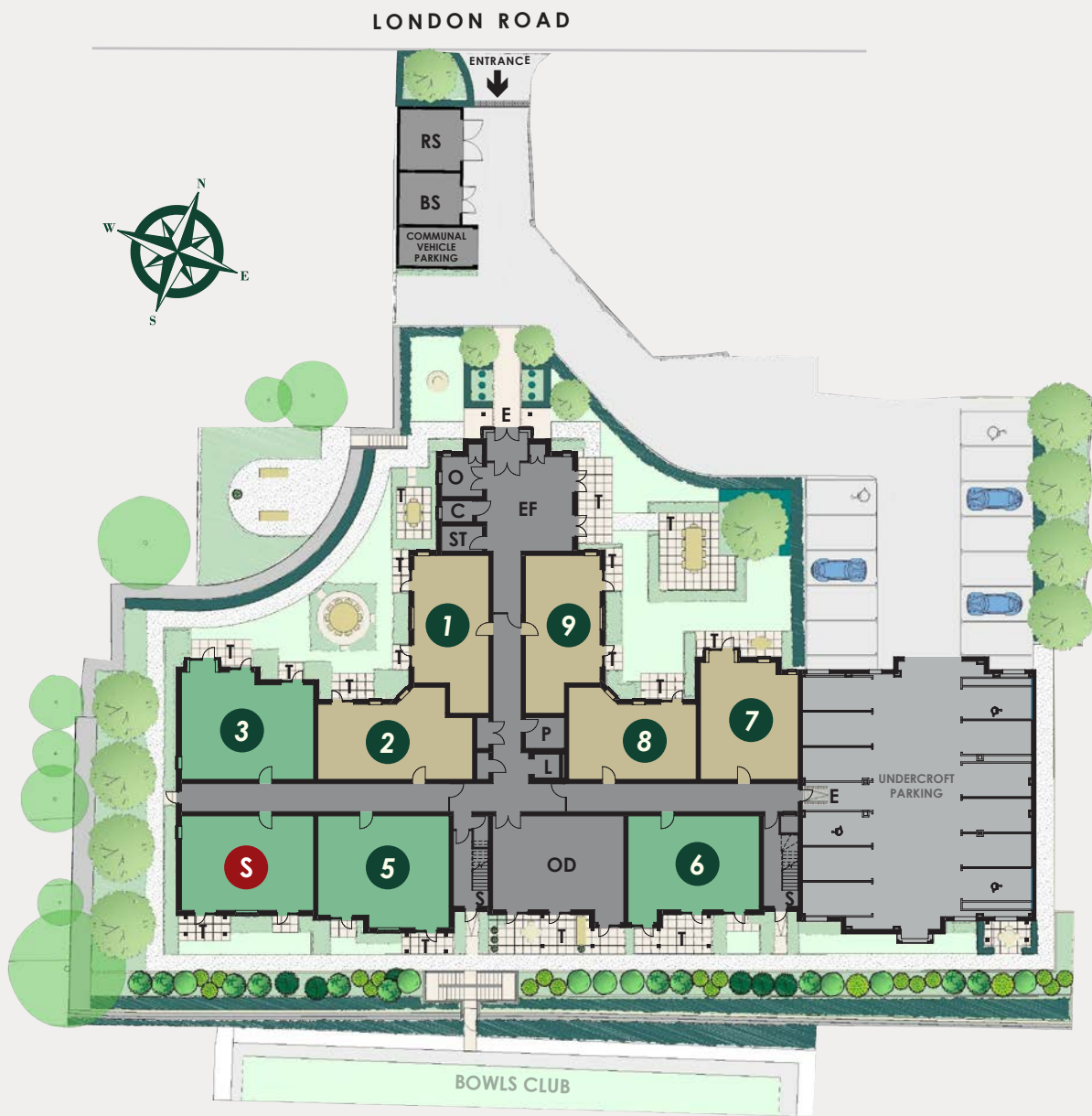
Fleur-de-Lis Marlborough epitomizes independent luxury retirement living, allowing you to enjoy later life with your family, friends and like-minded neighbours.



SITE MAP



Site Plan



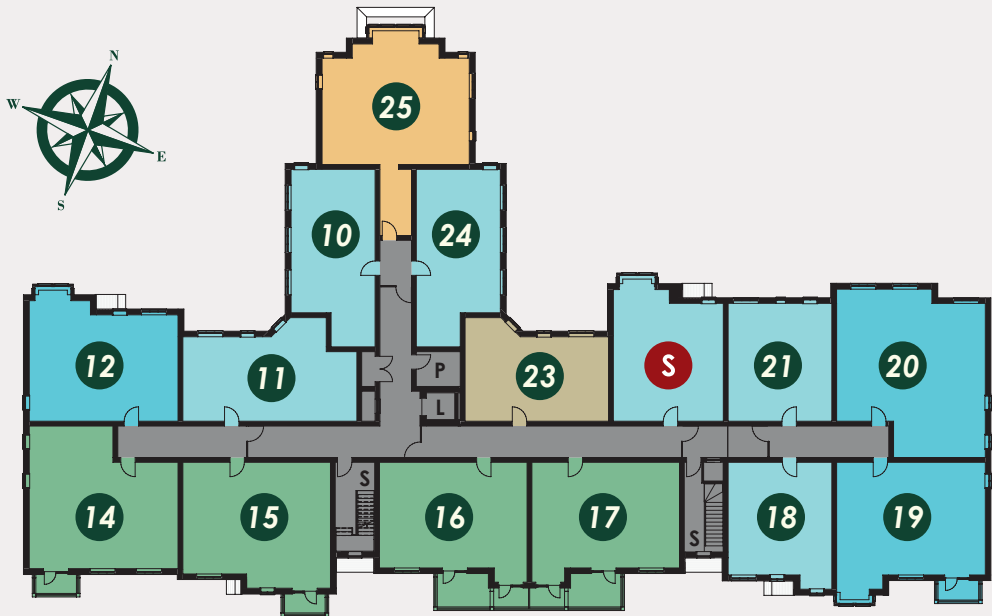
- EF Entrance Foyer
- E Entrance
- OD Owners' Drawing Room
- O Office
- ST Store
- GS Guest Suite
- S Stairs
- L Lift
- P Plant Room
- BS Buggy Store
- RS Refuse Store
- T Terrace
- C Cloakroom

- Communal Areas
- 1 Bedroom Apartment
- 1 Bedroom Apartment with Dining Room
- 2 Bedroom Apartment
- 2 Bedroom Apartment (Dual Level) with Dining Room
- 2 Bedroom Apartment with Mezzanine Level
- 2 Bedroom Apartment with Dining Room and Mezzanine Level
- Sold

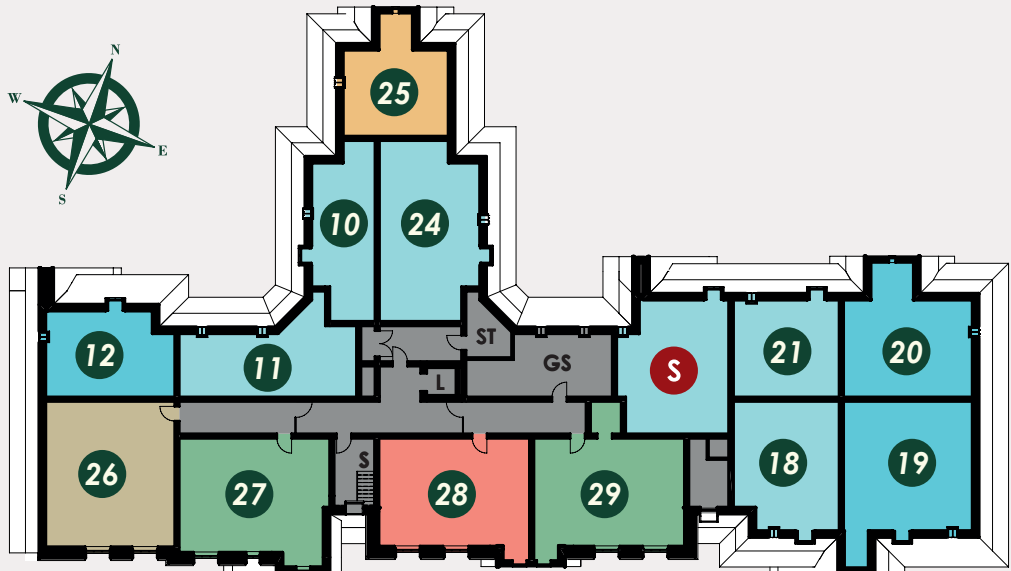
SITE MAP



First Floor

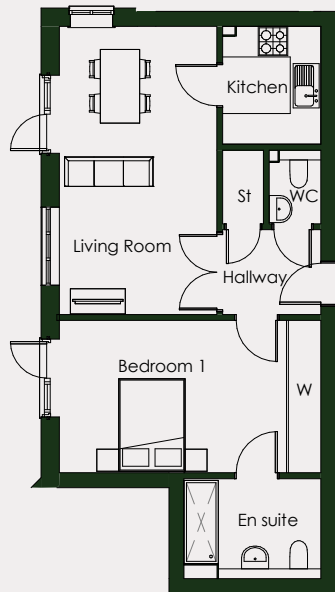


Second Floor



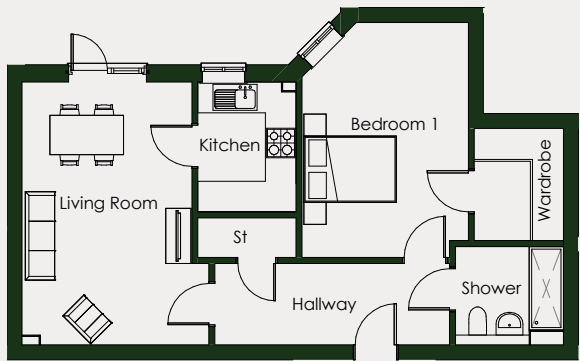
APARTMENT 1

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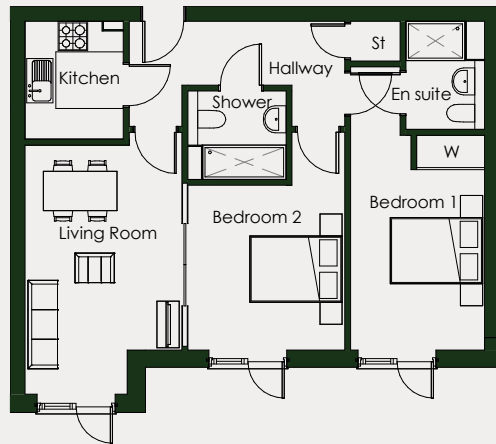
APARTMENT 2

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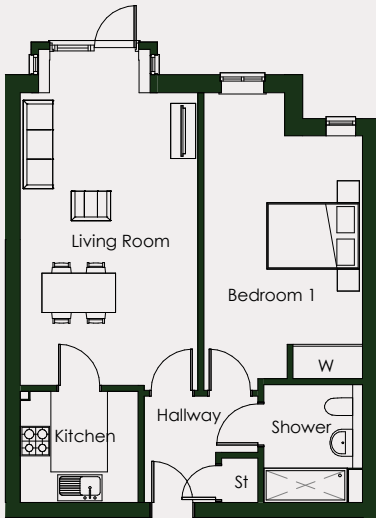
APARTMENT 6

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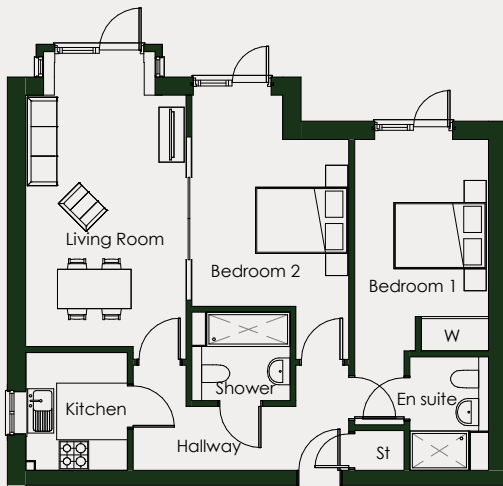
APARTMENT 7

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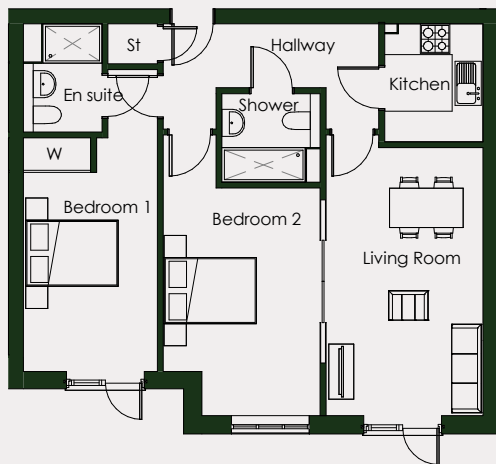
APARTMENT 3

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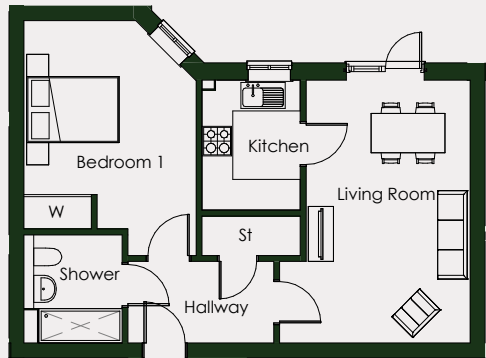
APARTMENT 5

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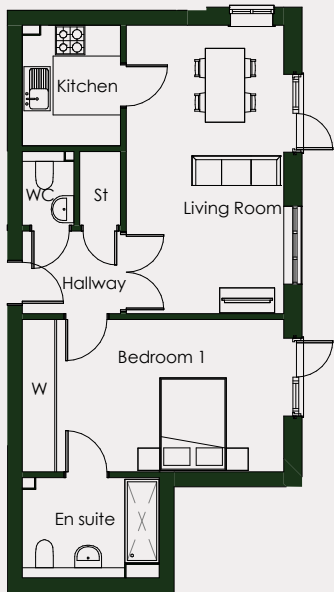
APARTMENT 8

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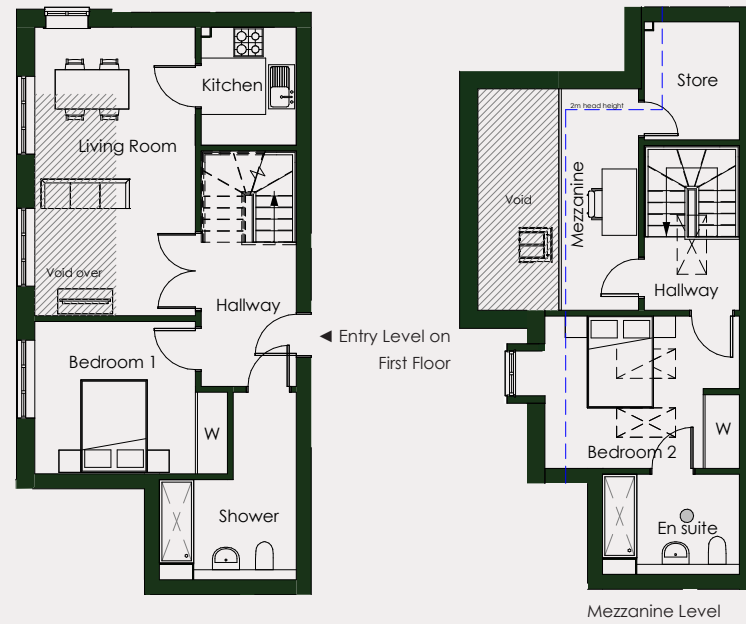


APARTMENT 9

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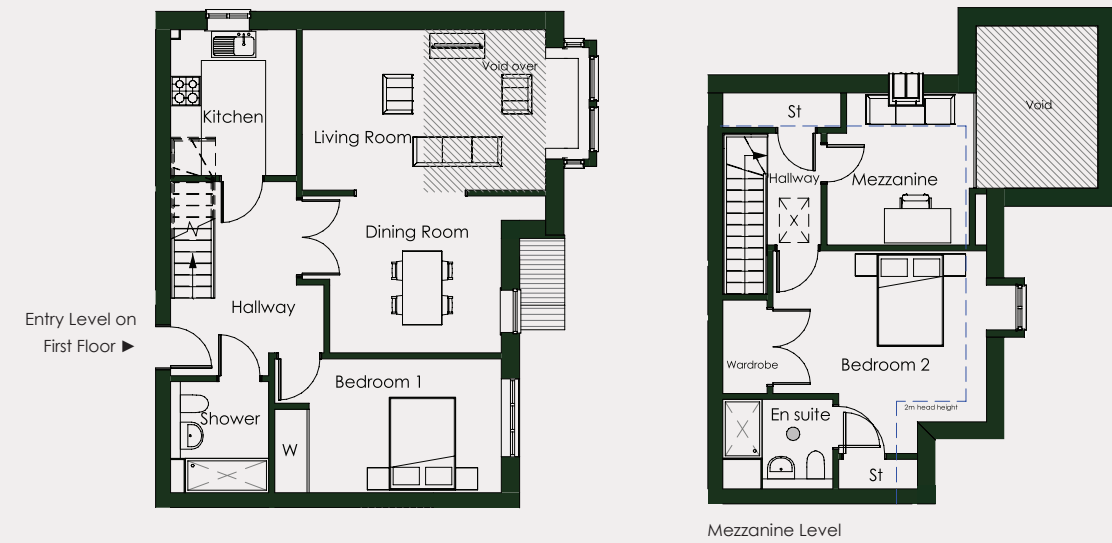


APARTMENT 10 (MEZZANINE)



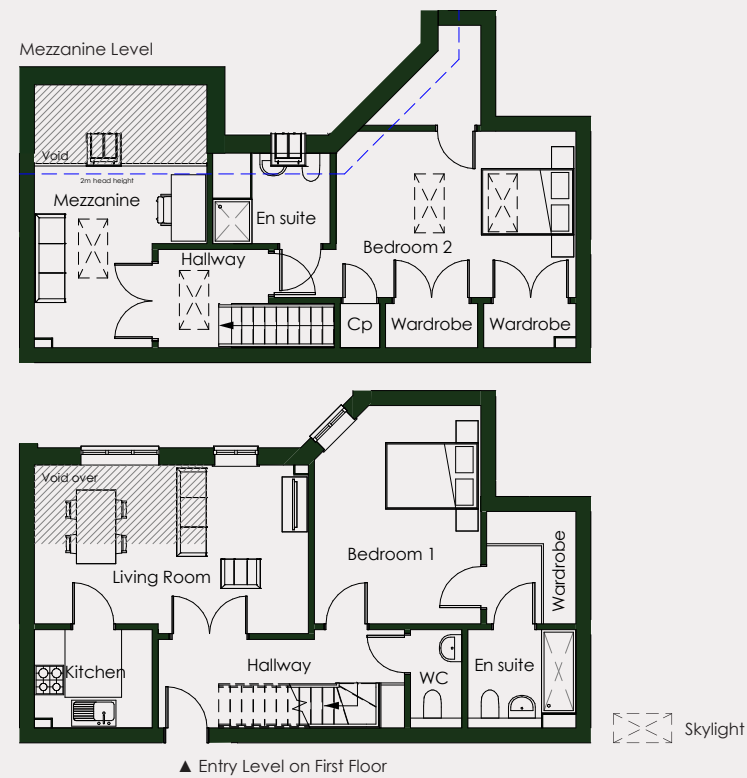
Skylight

APARTMENT 12 (MEZZANINE)



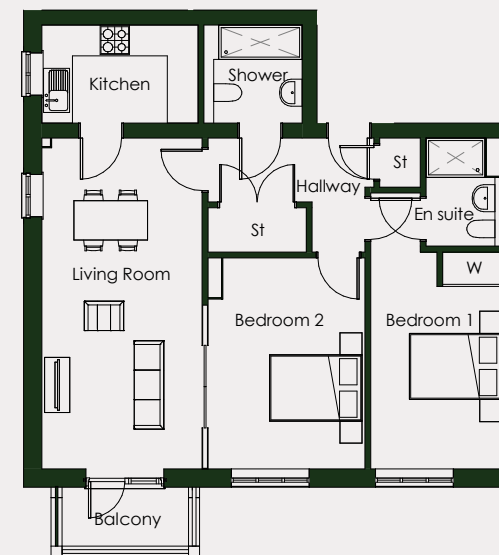
Skylight

APARTMENT 11 (MEZZANINE)

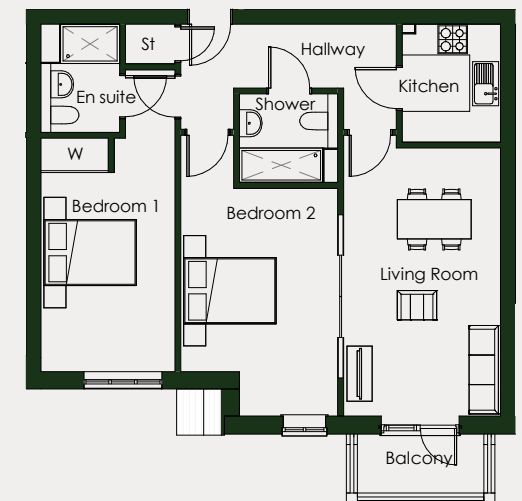


Skylight

APARTMENT 14

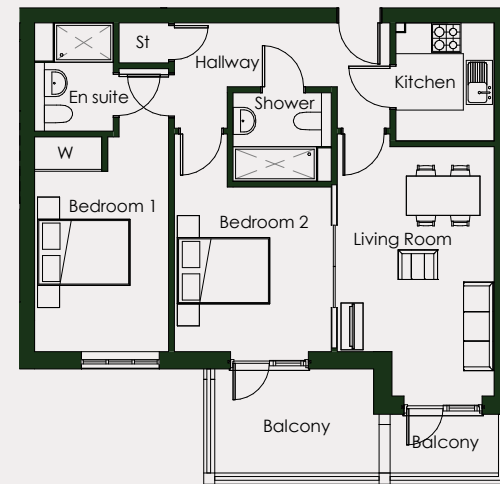


APARTMENT 15



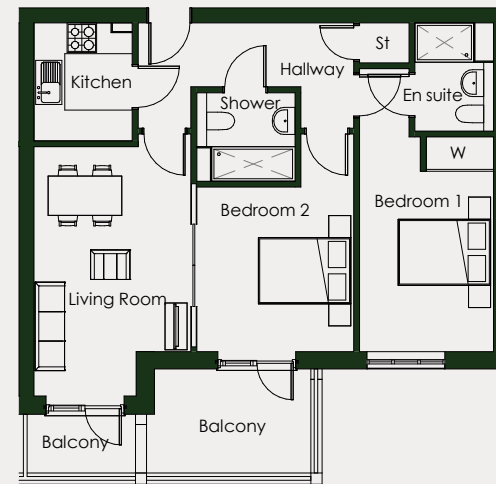
APARTMENT 16

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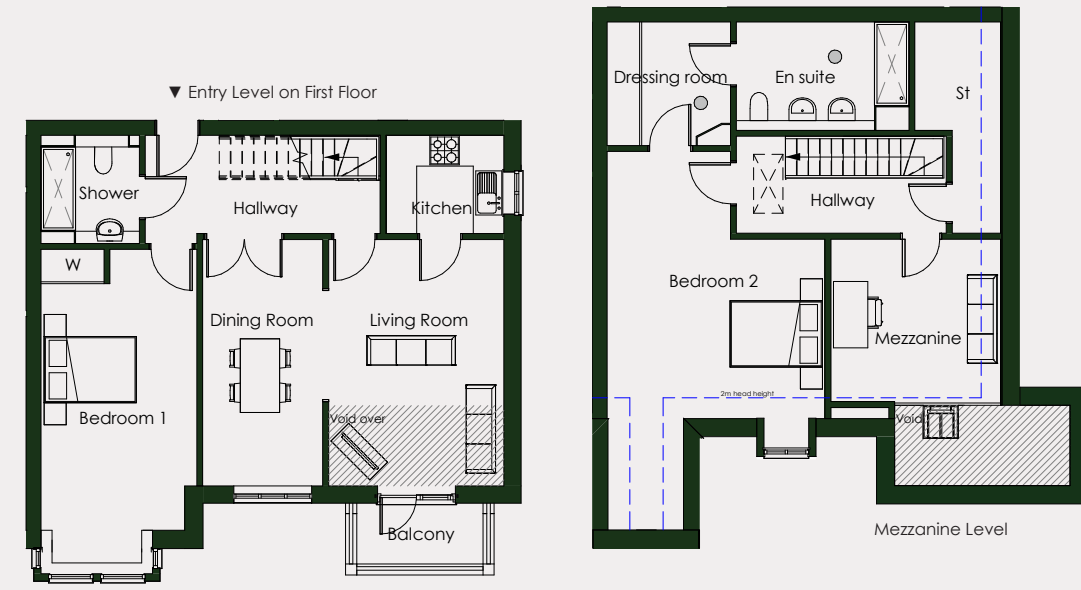
APARTMENT 17

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APARTMENT 19 (MEZZANINE)

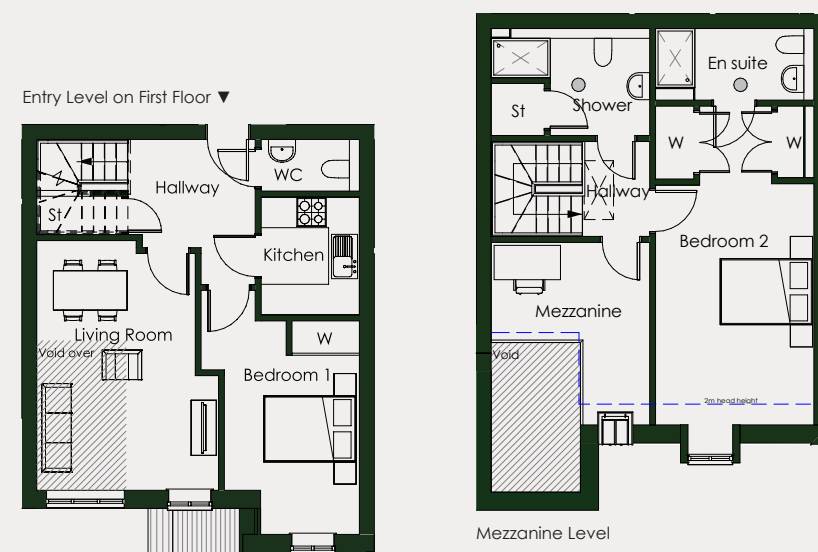
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Skylight

APARTMENT 18 (MEZZANINE)

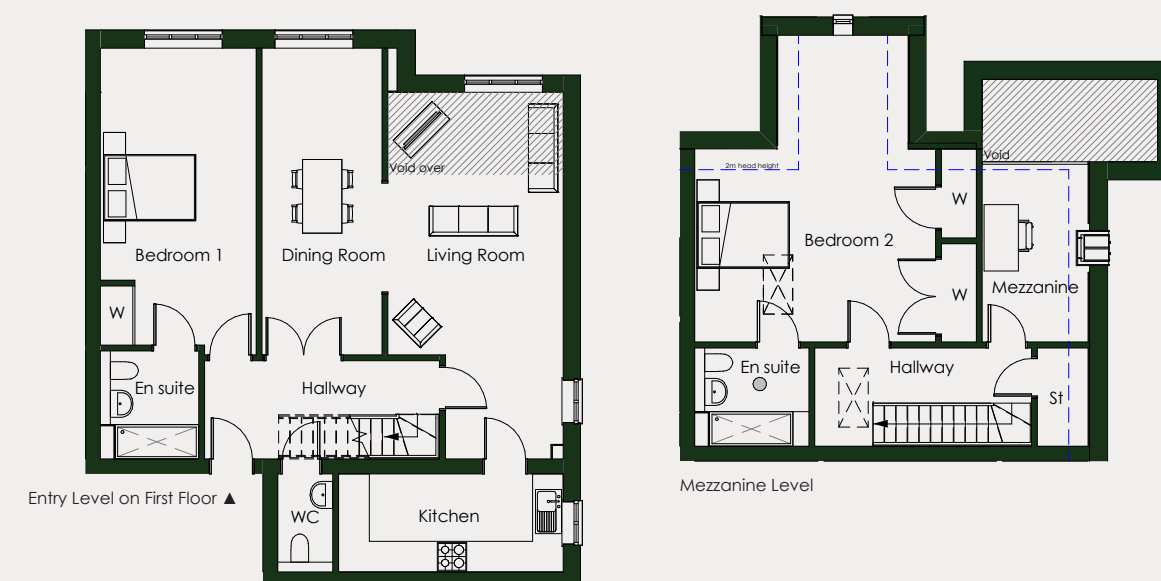
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Skylight

APARTMENT 20 (MEZZANINE)

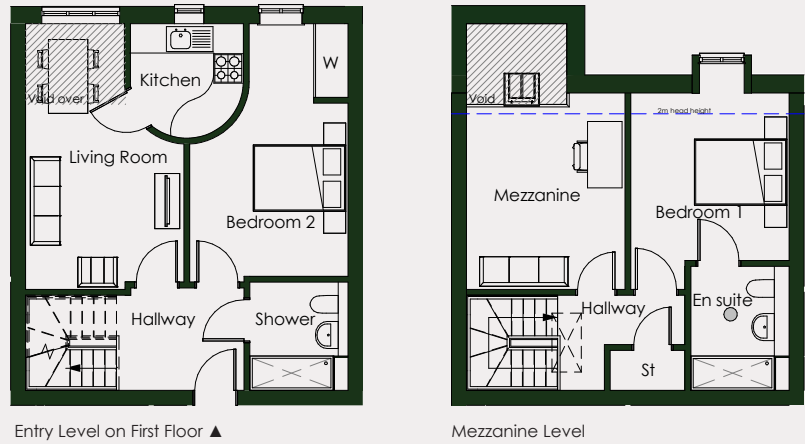
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Skylight

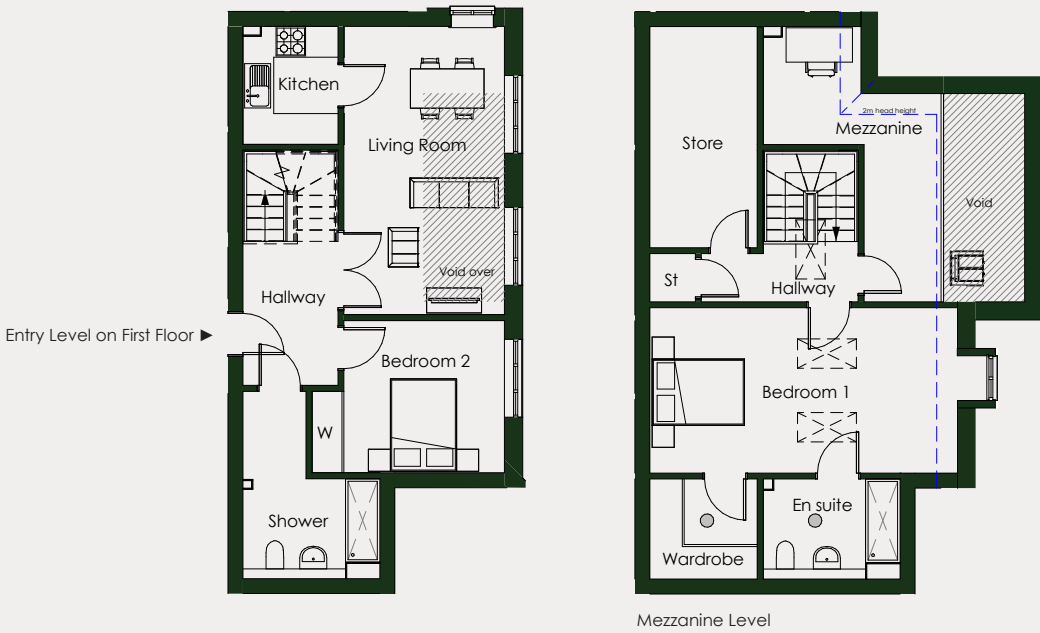
APARTMENT 21 (MEZZANINE)

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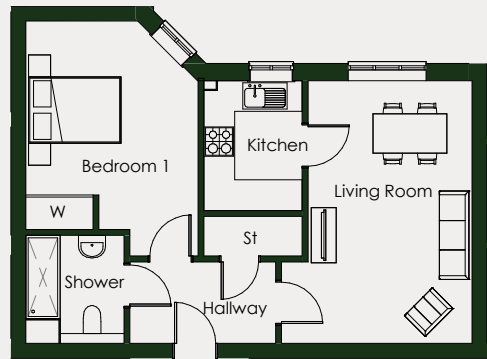
APARTMENT 24 (MEZZANINE)

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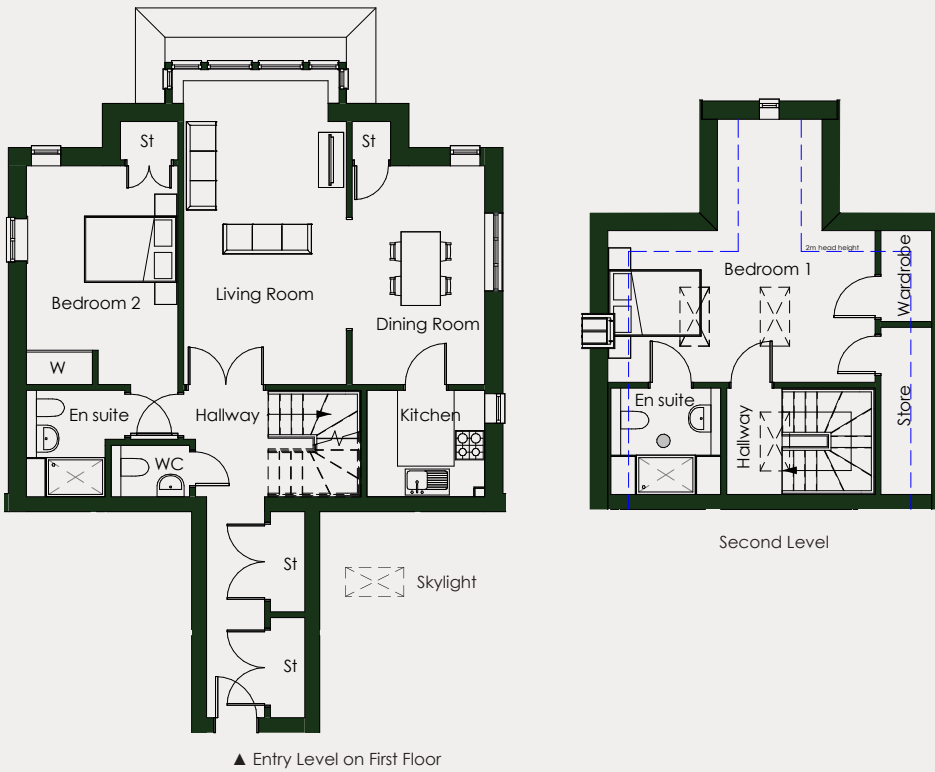
APARTMENT 23

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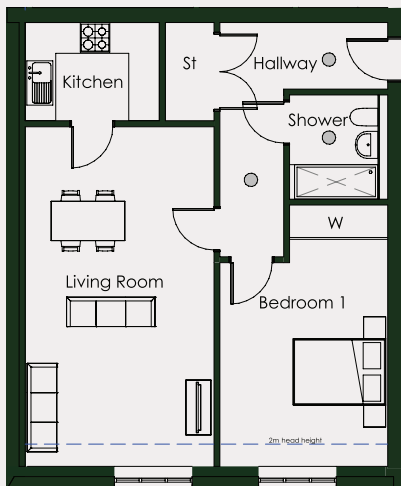
APARTMENT 25 (DUAL LEVEL)

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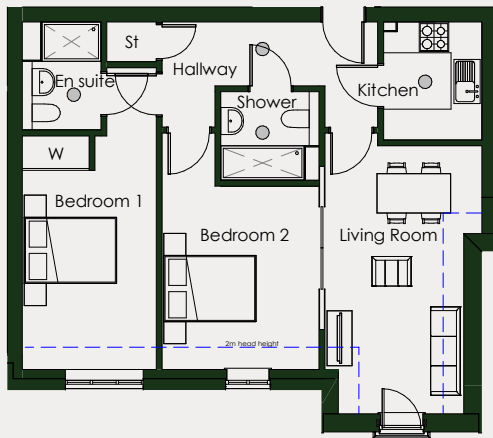
APARTMENT 26

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APARTMENT 27

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SPECIFICATIONS

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Apartment 1	Metric	Imperial
Kitchen	2.40 x 2.00	7' 10" x 6' 7"
Living Room	5.87 x 3.21	19' 3" x 10' 6"
Bedroom 1	4.63 x 3.10	15' 2" x 10' 2"
Total	54.39 m ²	585.4 sq ft

Apartment 2	Metric	Imperial
Kitchen	2.64 x 2.00	8' 8" x 6' 7"
Living Room	5.35 x 3.46	17' 7" x 11' 4"
Bedroom 1	4.78 x 3.39	15' 8" x 11' 1"
Total	60.66 m ²	652.9 sq ft

Apartment 3	Metric	Imperial
Kitchen	2.40 x 2.07	7' 10" x 6' 9"
Living Room	5.78 x 3.26	18' 12" x 10' 9"
Bedroom 1	3.61 x 2.73	11' 10" x 8' 11"
Bedroom 2	4.30 x 3.20	14' 1" x 10' 6"
Total	69.41 m ²	747.1 sq ft

Apartment 5	Metric	Imperial
Kitchen	2.40 x 2.00	7' 10" x 6' 7"
Living Room	5.45 x 3.20	17' 11" x 10' 6"
Bedroom 1	4.05 x 2.73	13' 4" x 8' 11"
Bedroom 2	4.63 x 3.20	15' 2" x 10' 6"
Total	71.32 m ²	767.7 sq ft

Apartment 6	Metric	Imperial
Kitchen	2.40 x 2.00	7' 10" x 6' 7"
Living Room	5.07 x 3.20	16' 8" x 10' 6"
Bedroom 1	3.67 x 2.73	12' 1" x 8' 11"
Bedroom 2	3.35 x 3.20	10' 12" x 10' 6"
Total	64.48 m ²	694.1 sq ft

Apartment 7	Metric	Imperial
Kitchen	2.40 x 2.26	7' 10" x 7' 5"
Living Room	6.62 x 3.62	21' 9" x 11' 11"
Bedroom 1	5.12 x 3.23	16' 10" x 10' 7"
Total	57.94 m ²	623.7 sq ft

Apartment 8	Metric	Imperial
Kitchen	2.64 x 2.00	8' 8" x 6' 7"
Living Room	5.35 x 3.34	17' 7" x 10' 12"
Bedroom 1	3.54 x 3.51	11' 7" x 11' 6"
Total	52.11 m ²	560.9 sq ft

Apartment 9	Metric	Imperial
Kitchen	2.45 x 2.00	8' " x 6' 7"
Living Room	5.87 x 3.21	19' 3" x 10' 6"
Bedroom 1	4.63 x 3.10	15' 2" x 10' 2"
Total	54.39 m ²	585.4 sq ft

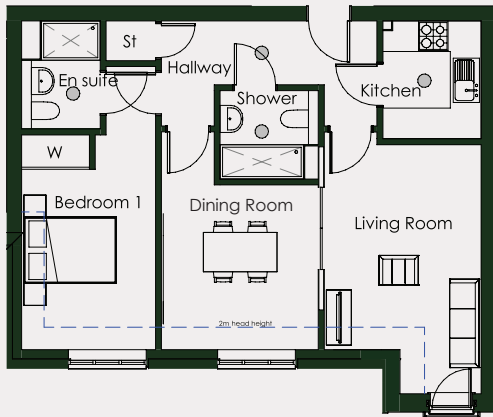
Apartment 10	Metric	Imperial
Kitchen	2.40 x 1.94	7' 10" x 6' 4"
Living Room	5.87 x 3.27	19' 3" x 10' 9"
Bedroom 1	3.27 x 3.10	10' 9" x 10' 2"
Bedroom 2	3.22 x 3.10	10' 7" x 10' 2"
Mezzanine	4.45 x 1.62	14' 7" x 5' 4"
Total	92.82 m ²	999.1 sq ft

Apartment 11	Metric	Imperial
Kitchen	2.40 x 2.00	7' 10" x 6' 7"
Living Room	5.58 x 3.43	18' 4" x 11' 3"
Bedroom 1	4.44 x 3.39	14' 7" x 11' 1"
Bedroom 2	4.89 x 3.39	16' " x 11' 1"
Mezzanine	3.70 x 2.40	12' 2" x 7' 10"
Total	108.68 m ²	1169.8 sq ft

Apartment 12	Metric	Imperial
Kitchen	2.97 x 2.56	9' 9" x 8' 5"
Living Room	5.62 x 3.26	18' 5" x 10' 9"
Dining Room	3.50 x 3.20	11' 6" x 10' 6"
Bedroom 1	3.92 x 2.73	12' 10" x 8' 11"
Bedroom 2	4.35 x 3.48	14' 3" x 11' 5"
Mezzanine	3.09 x 3.04	10' 2" x 9' 12"
Total	109.50 m ²	1178.6 sq ft

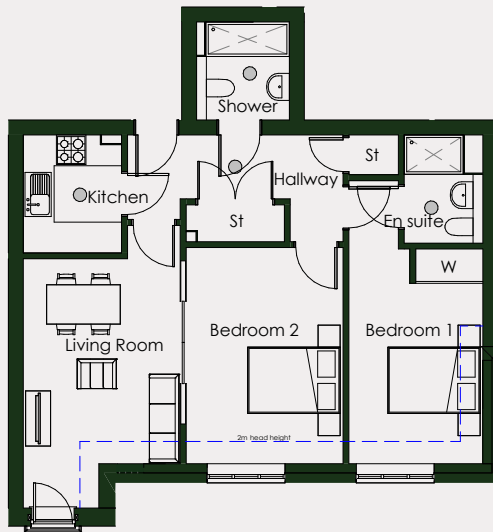
APARTMENT 28

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APARTMENT 29

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SPECIFICATIONS



Apartment 14	Metric	Imperial
Kitchen	3.18 x 1.99	10' 5" x 6' 7"
Living Room	6.74 x 3.26	22' 1" x 10' 9"
Bedroom 1	3.72 x 2.73	12' 2" x 8' 11"
Bedroom 2	4.30 x 3.20	14' 1" x 10' 6"
Total	75.66 m²	814.4 sq ft

Apartment 15	Metric	Imperial
Kitchen	2.40 x 2.00	7' 10" x 6' 7"
Living Room	5.45 x 3.20	17' 11" x 10' 6"
Bedroom 1	4.05 x 2.73	13' 4" x 8' 11"
Bedroom 2	4.63 x 3.20	15' 2" x 10' 6"
Total	70.96 m²	763.8 sq ft

Apartment 16	Metric	Imperial
Kitchen	2.40 x 2.00	7' 10" x 6' 7"
Living Room	5.07 x 3.20	16' 8" x 10' 6"
Bedroom 1	3.67 x 2.73	12' 1" x 8' 11"
Bedroom 2	3.35 x 3.20	10' 12" x 10' 6"
Total	64.48 m²	694.1 sq ft

Apartment 17	Metric	Imperial
Kitchen	2.40 x 2.00	7' 10" x 6' 7"
Living Room	5.07 x 3.20	16' 8" x 10' 6"
Bedroom 1	3.67 x 2.73	12' 1" x 8' 11"
Bedroom 2	3.35 x 3.20	10' 12" x 10' 6"
Total	64.48 m²	694.1 sq ft

Apartment 18	Metric	Imperial
Kitchen	2.40 x 2.00	7' 10" x 6' 7"
Living Room	5.08 x 3.70	16' 8" x 12' 2"
Bedroom 1	4.35 x 2.75	14' 3" x 9' "
Bedroom 2	4.88 x 3.22	16' " x 10' 7"
Mezzanine	3.71 x 3.23	12' 2" x 10' 7"
Total	99.22 m²	1068.0 sq ft

Apartment 19	Metric	Imperial
Kitchen	2.40 x 2.00	7' 10" x 6' 7"
Living Room	5.02 x 3.57	16' 6" x 11' 9"
Dining Room	5.02 x 2.44	16' 6" x 8' "
Bedroom 1	5.68 x 3.17	18' 8" x 10' 5"
Bedroom 2	5.04 x 4.43	16' 6" x 14' 7"
Mezzanine	3.46 x 3.38	11' 4" x 11' 1"
Total	138.72 m²	1493.2 sq ft

Apartment 20	Metric	Imperial
Kitchen	4.57 x 1.99	15' " x 6' 7"
Living Room	7.46 x 3.57	24' 6" x 11' 9"
Dining Room	6.24 x 2.44	20' 6" x 8' "
Bedroom 1	6.04 x 3.17	19' 10" x 10' 5"
Bedroom 2	6.24 x 4.90	20' 6" x 16' 1"
Mezzanine	3.67 x 2.16	12' " x 7' 1"
Total	143.43 m²	1543.9 sq ft

Apartment 21	Metric	Imperial
Kitchen	2.33 x 2.30	7' 8" x 7' 7"
Living Room	5.41 x 3.23	17' 9" x 10' 7"
Bedroom 1	3.40 x 3.22	11' 2" x 10' 7"
Bedroom 2	3.52 x 3.22	11' 7" x 10' 7"
Mezzanine	3.79 x 3.23	12' 5" x 10' 7"
Total	88.87 m²	956.6 sq ft

Apartment 23	Metric	Imperial
Kitchen	2.64 x 2.00	8' 8" x 6' 7"
Living Room	5.35 x 3.34	17' 7" x 10' 12"
Bedroom 1	3.54 x 3.51	11' 7" x 11' 6"
Total	52.14 m²	561.2 sq ft

Apartment 24	Metric	Imperial
Kitchen	2.40 x 1.94	7' 10" x 6' 4"
Living Room	5.87 x 3.27	19' 3" x 10' 9"
Bedroom 1	6.26 x 3.37	20' 6" x 11' 1"
Bedroom 2	3.27 x 3.10	10' 9" x 10' 2"
Mezzanine	4.23 x 1.62	13' 11" x 5' 4"
Total	118.96 m²	1280.5 sq ft

SPECIFICATIONS



Apartment 25	Metric	Imperial
Kitchen	2.40 x 2.17	7' 10" x 7' 1"
Living Room	6.19 x 3.31	20' 4" x 10' 10"
Dining Room	4.45 x 2.70	14' 7" x 8' 10"
Bedroom 1	5.44 x 3.08	17' 10" x 10' 1"
Bedroom 2	4.45 x 3.08	14' 7" x 10' 1"
Total	119.38 m²	1285.0 sq ft

Apartment 26	Metric	Imperial
Kitchen	2.74 x 2.00	8' 12" x 6' 7"
Living Room	6.92 x 3.85	22' 8" x 12' 7"
Bedroom 1	4.62 x 3.42	15' 2" x 11' 3"
Total	66.73 m²	718.3 sq ft

Apartment 27	Metric	Imperial
Kitchen	2.40 x 2.00	7' 10" x 6' 7"
Living Room	5.45 x 2.83	17' 11" x 9' 3"
Bedroom 1	4.05 x 2.73	13' 3" x 8' 11"
Bedroom 2	3.73 x 3.20	12' 3" x 10' 6"
Total	67.46 m²	726.1 sq ft

Apartment 28	Metric	Imperial
Kitchen	2.40 x 2.00	7' 10" x 6' 7"
Living Room	4.17 x 3.20	13' 8" x 10' 6"
Dining Room	3.35 x 3.20	10' 12" x 10' 6"
Bedroom 1	3.67 x 2.73	12' 1" x 8' 11"
Total	64.13 m²	690.3 sq ft

Apartment 29	Metric	Imperial
Kitchen	2.40 x 2.00	7' 10" x 6' 7"
Living Room	4.17 x 3.20	13' 8" x 10' 6"
Bedroom 1	3.67 x 2.73	12' 1" x 8' 11"
Bedroom 2	4.40 x 3.20	14' 5" x 10' 6"
Total	68.34 m²	735.6 sq ft



Mezzanine Level



Artist's Impression of Fleur-de-Lis Marlborough

SPECIFICATION & HIGHLIGHTS

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General Highlights

- Owners' Drawing Room with Wi-Fi
- Guest Suite
- Concierge on-site (Monday to Friday)
- Fully maintained external areas
- Concierge driven seven-seater car for pre-arranged excursions*
- Complimentary *SmoothMove* service
- Support selling your home
- Weekly coffee mornings and other events

Apartment Specification

- Double glazed throughout, highly insulated and energy efficient
- Carpeted throughout
- Gas central heating and hot water
- Illuminated light switches in bedrooms and shower rooms
- Fresh air filtration system
- Virgin Media Services & SkyQ enabled**

Kitchens

- Fully integrated Neff appliances throughout, including fridge, freezer, induction hob***, cooker hood, combination oven, washing machine/tumble dryer and dishwasher
- Silestone work surfaces
- Under pelmet lighting

Shower Rooms

- Luxury walk-in showers with digitally controlled thermostats
- Resin stone shower trays
- Premium Villeroy & Boch sanitary ware
- Luxury British ceramic tiles
- Mirrored cabinet with light and shaver socket
- Emergency call system

Safety and Security

- Concierge (Monday to Friday, 9 a.m. - 4 p.m.)
- 24 hour ground floor alarm system
- CCTV door entry system connected to owners' living rooms
- CCTV covering the grounds
- 24 hour emergency call system fitted in all shower rooms and living areas, plus wearable alarm button
- Mains connected smoke detection system
- Gated on-site car parking

*Ask for details

**Owner will be responsible for any subscription services

***Induction hobs may interfere with fitted pacemakers

FLEXIBLE LIVING AT ITS BEST

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We understand how daunting a move can seem – a lifetime of treasures, family possessions, all those photos and files, pots and pans – not to mention all the paraphernalia in the garage, loft and garden shed. Renaissance's unique **free of charge** *SmoothMove* service will assist your transition to an easier lifestyle in one of our luxury apartments.

Once you have reserved an apartment, our consultant will contact you to arrange a convenient time to meet and discuss the plans to make your new start as stress-free as possible. We also offer **part exchange** as a straightforward way of selling your home.

Once you move in, the **Renaissance Management Company** will oversee the efficient running of Fleur-de-Lis. We will take care of all the external building and internal communal maintenance and ensure that all the shared areas are meticulously cleaned.

We will also manage the buildings' insurance, water rates and the heating and lighting of the communal areas. Your friendly **concierge** will also be on hand to take care of any small worries you may have had in the past.

As part of your ownership, we provide a **communal seven-seater car**. Organised and driven by the concierge, the car will make weekly runs to local shops as well as pre-arranged trips to local attractions*.



Above left: The SmoothMove Team

Bottom left: The Fleur-de-Lis chauffeur driven car for owners*

Bottom right: Renaissance property management





Pocket Doors Create Flexible Living Spaces





SERVICE CHARGE

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Renaissance Retirement's management company manages and maintains Fleur-de-Lis, including all the internal and external communal areas.

The service charge, payable by each apartment owner, is a proportion of the overall costs to run the development on an annual basis. Following the end of the service charge year (30th June in each year), each apartment owner will receive a summary of expenditure for that service charge year, certified by accountants in accordance with the apartment owners' leases. Each year there is a consultation with residents regarding the budget for the next financial year and a separate presentation of the actual expenditure in the previous financial year.

Your service charge is made up of:

- Concierge
- Careline monitoring
- Emergency call equipment
- Insurance (buildings)
- Electricity (communal areas)
- Water and sewage
- Grounds maintenance
- Cleaning and materials
- Window cleaning
- Redecoration fund
- Contingency fund
- Lift maintenance
- Seven-seater vehicle
- Telephone and broadband
- General maintenance
- Sundries
- Management fee
- Accountancy
- Bank charges

Weekly/annual costs to be collected by Renaissance Retirement's Property Management Company

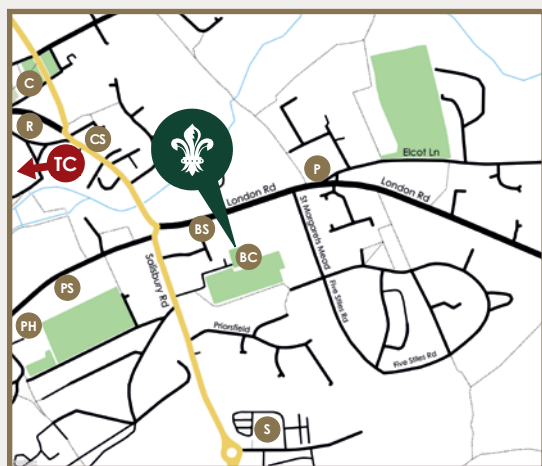
	One Bedroom Apartment	One Bedroom with Dining Room	Two Bedroom Apartment	Two Bedroom with Dining Room	Two Bedroom Mezzanine Apartment	Two Bedroom Mezzanine & Dining Room
Weekly Service Charge	£46.27	£48.31	£48.31	£50.33	£50.33	£52.37
Weekly Ground Rent	£10.10	£11.44	£11.44	£12.50	£12.50	£12.50
Total Weekly Cost	£56.37	£59.75	£59.75	£62.83	£62.83	£64.87
Total Annual Cost	£2,931.00	£3,107.00	£3,107.00	£3,267.00	£3,267.00	£3,373.00



HOW TO FIND US



Approaching from the south on the A346, continue driving through the villages of Burbage and Cadley until you reach Marlborough. Take the first exit on the roundabout and continue along Salisbury Road until you meet two mini roundabouts. Turn right on the first and right again on the second onto London Road. Fleur-de-Lis is located a hundred metres on the right in-between the thatched roof cottages. Approaching from the north or via the M4 motorway, drive along the A346 past the village of Ogbourne St George and Marlborough Golf Club. As you enter the town, continue left on Herd Street until you meet the roundabout. Take the first exit onto London Road and continue to the next roundabout. Here, take a left. Fleur-de-Lis is located one hundred metres on your right.



KEY	PS	Police Station	S	Supermarket	C	Church	BS	Bus Stop	CS	Coffee Shop
	PH	Pharmacy	R	Restaurant	BC	Bowls Club	P	Public House	TC	Town Centre

Address **Fleur-de-Lis Marlborough, The Old Yard, London Road,
Marlborough, Wiltshire, SN8 2FN**

Phone **01672 516290**

Visit **www.renaissancegroup.co.uk/marlborough-wiltshire**

Email: **marlborough@renaissancegroup.co.uk**



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Important Notice: These details are intended to give a general indication of the proposed development and floor layouts and are believed to be correct at the time of printing. Renaissance Retirement reserve the right to make any changes thought necessary to the development, individual specifications or floor layouts at any time. The content of this brochure does not constitute an offer or form any contract or an inducement of any such contract. All dimensions scaled from architect's drawings. Final dimensions may vary slightly.

Renaissance Retirement: Compliant With The Consumer Code For New Homes.



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FLEUR-DE-LIS



MARLBOROUGH



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