



20 Town Mill

Marlborough, Wiltshire SN8 1NS



20 Town Mill is a pretty and comfortable 2-bedroom property enjoying wide views over the peninsula of Town Mill island and the river. It is equipped with all the necessary fixtures and fittings, ensuring that one can enjoy an independent and contemporary lifestyle without forgoing the charm of rural living.

Town Mill welcomes you to a uniquely designed retirement estate located on an island in the River Kennet, one of the few surviving chalk streams in northern Europe, where conserving its wildlife habitat is a key objective. What you see is a credit to the dedication of the local people who ensure its survival, enabling the residents of Town Mill to enjoy a truly exceptional setting.

Residents of Town Mill are within walking distance of Marlborough's excellent shopping facilities, cinema and restaurants. There is also a wide variety of lively social events in the town that provide ample opportunities for entertainment.



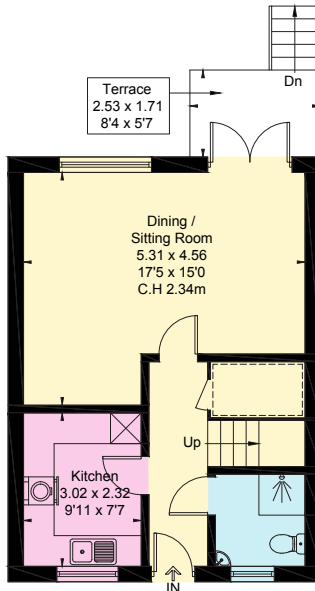


Marlborough is an intriguing combination of historic buildings and attractive shops. Here is one of the country's widest high streets, where the twice weekly market meets and where the local Waitrose can be reached in a jiffy. Also close by are good local transport links, exclusive restaurants and extensive amenities.

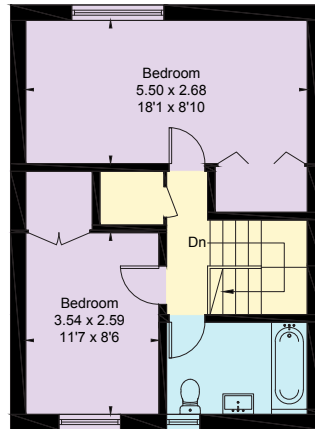
Town Mill offers a live-in estate manager and each property has a 24hr emergency support system. Communal facilities include 2 guest suites, a resident's lounge, laundry, and therapy room.

Accommodation and features:

- Secure traditional wooden front door
- Entrance hall with stairs rising to the first floor
- Cloakroom with wash hand basin, lavatory and washing machine
- Under stairs cupboard with ample storage space
- Sitting room with double door balcony with excellent river views. Ample power points
- Fitted kitchen, wall mounted units, gas boiler and Aga oven
- First floor landing with airing cupboard
- Bedroom 1 with fitted wardrobe and overlooking the estate
- Modern bathroom comprising a bath with shower mixer tap, WC, and wash hand basin
- Bedroom 2 with fitted wardrobes, with river view
- Allocated under cover parking
- Freehold
- Council tax band E
- EPC C



Ground Floor



First Floor

Approximate gross internal area:

84.7 sq m / 912 sq ft

Freehold

Local Authority:

**Wiltshire County Council and
Marlborough Town Council**

Energy Performance Rating: **C**

Council Tax: **Band E**

Asking Price
Offers in the region of
£475,000

For viewings, please contact the Estate Manager:

Ms Hilary Barrett / Email: townmill@ospreymc.co.uk / Telephone: 01672 515621 / Website: www.ospreymc.co.uk

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