



16 Town Mill

Marlborough, Wiltshire SN8 1NS



Built in 1987, the appeal of **16 Town Mill**, apart from the charming cottage style design, is its attractive position on an island dedicated entirely to superior retirement living, offering views of the River Kennet and the surrounding lush green meadow. Beyond the modern interior comforts and the elegant style of the property itself, owners have the benefit of being part of community of thirty retirement homes, designed to support independent living. This stylish but cosy home has a sunny south facing aspect, with a balcony looking down on the unique chalk river and across to Coopers Meadow. There is direct access to the beautiful walks one can see from the property.

The town centre has a vibrant assortment of shops, including a Waitrose that one can walk to directly from the island, and a twice weekly market. There is a wide range of restaurants, a cinema and good transport links just a few minutes' walk away.

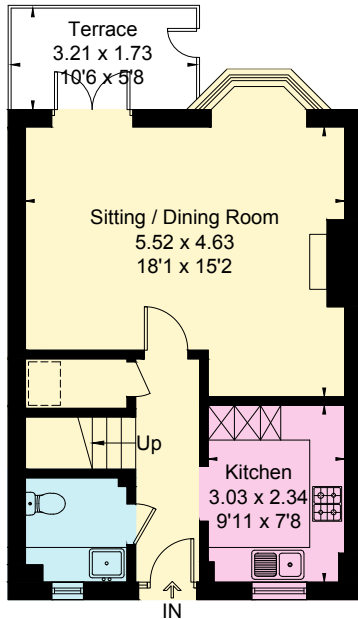




Town Mill offers a blend of independence, community and a well thought out style of living. There is a live-in Estate Manager, the Mill House with two guest suites and a residents' lounge and a 24hr emergency call system is available throughout the estate.

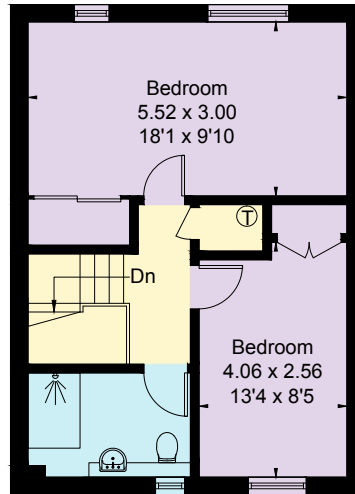
Accommodation and features:

- Secure composite front door with glazed side inserts
- Entrance hall with stairs on the left-hand side rising to first floor.
- Under stairs cupboard with ample storage
- Utility/Cloak Room with low level WC, washing machine, cupboards, and wash hand basin.
- Sitting/dining room with south facing double door to balcony and river view. Ample power points, TV aerial point and BT point.
- A newly fitted kitchen with integrated appliances, which include cooker/hob, fridge-freezer, microwave and dishwasher, wall mounted units, gas boiler for domestic hot water and central heating.
- First floor landing, airing cupboard with shelving.
- Bedroom 1. Good size bedroom with window looking out over the river, fitted wardrobes, power points, TV aerial socket and BT socket.
- Bedroom 2. Overlooking Town Mill grounds, fitted wardrobes.
- Bathroom with shower, WC and wash hand basin
- Convenient parking for one car at the front of the property.
- Freehold
- Council Tax Band E



Ground Floor

[] = Reduced head height below 1.5m



First Floor

Approximate gross internal area:

87.4 sq m / 941 sq ft

Local Authority:

**Wiltshire County Council and
Marlborough Town Council (Band E)**

Energy Performance Rating:

C69

**Guide Price
£480,000**

For viewings, please contact the Estate Manager:

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

These particulars are for general information only and do not constitute any part of an offer or a contract. All statements contained herein are made without responsibility on the part of Osprey or the Vendors or Lessors and are not to be relied on as a statement or representation of fact. Intending purchasers or lessors must satisfy themselves or otherwise as to the correctness of each of the statements contained in these particulars. Osprey has not tested any of the appliances in this property.