



# 7 Town Mill

Marlborough, Wiltshire SN8 1NS



**Town Mill** is a purpose-built retirement development of thirty homes in a top-quality location close to Marlborough's High Street, one of the widest in the UK. Thoughtfully designed for the independence of residents aged over 55, these attractive and comfortable homes have a feel of character and quality, all with allocated parking spaces. Expertly managed by Osprey, the retirement home specialists, the properties and the grounds are maintained to the highest of standards to give owners peace of mind and confidence that the value of their property is being protected.

**7 Town Mill** is a charming two bedrooned cottage, occupying a delightful position on this friendly retirement estate, offering views of the River Kennet and the famous Coopers Meadow on the other side. The allocated car parking space is conveniently located close to the front door.

The reception rooms and the large balcony have a sunny south facing aspect, looking down on the river and across to the meadow, which gives the property views that make it one of the best places in Marlborough to live. There is also direct access to some of the loveliest walks in the neighbourhood.





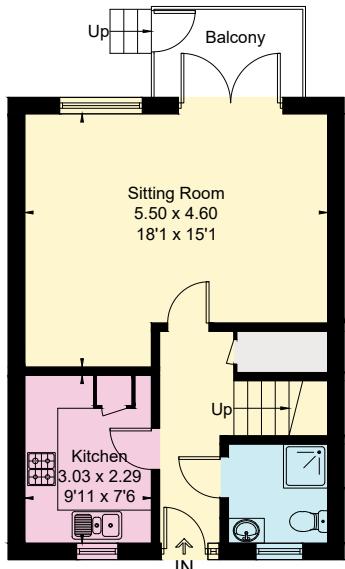
The town centre, with a good choice of shops including Waitrose and a twice weekly market, a wide range of amenities, a variety of restaurants and good transport links is just a few minutes' walk away.

Town Mill has a resident Estate Manager, a 24-hour Careline system and a communal building with residents' lounge, laundry, therapy room and two guest suites.

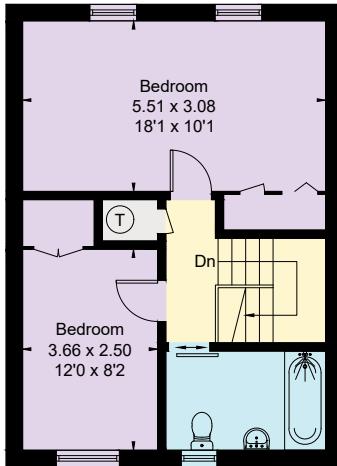
### **Accommodation and features:**

- Wooden front door with glazed side inserts leading to
- The entrance hall with stairs on the right-hand side rising to the first floor
- Under stairs cupboard with ample storage
- Cloak room with low level WC, shower and wash hand basin.
- Sitting/dining room with south facing double door to the balcony and river view. Ample power points, TV aerial point and BT point
- Fitted kitchen with wall mounted units and a gas boiler for domestic hot water and central heating
- First floor landing, airing cupboard with shelving
- Bedroom 1. Good size bedroom with window overlooking the meadow and river, fitted wardrobes, power points, TV aerial socket and BT socket
- Bedroom 2. Overlooking Town Mill grounds, fitted wardrobes
- Bathroom with bath, WC and wash hand basin
- Parking for one car.
- Freehold
- Council Tax Band E
- 24 hr support system
- On-site Estate Manager





Ground Floor



First Floor



Approximate gross internal area:  
**86.1 sq m / 927 sq ft**

Local Authority:  
**Wiltshire County Council and  
 Marlborough Town Council (Band E)**

Energy Performance Rating: **C**

offers in the region of  
**£475,000**

**For viewings, please contact the Estate Manager:**

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