



<b>Apartment 23</b>	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"
<b>Total</b>	52.14 m <sup>2</sup>	561.2 sqft

  

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APARTMENT 23



# Apartment 23, Fleur-de-Lis, Marlborough, Wiltshire, SN8 2FN

A superb one double bedroomed first floor apartment in the most outstanding retirement development in Marlborough, with the feel of a luxury country hotel and the security and facilities expected by the most discerning buyers. You will not be disappointed.

- Concierge on-site(Monday - Friday)
- Fully maintained gardens
- Highly energy efficient
- Gas central heating
- Beautiful kitchens with appliances
- Luxury shower rooms
- 24 hour emergency call system
- Gated on site parking
- Assisted move if required



An outstanding development of 28 luxury retirement apartments, epitomising independent luxury retirement living, allowing you to enjoy later life with your family, friends and like-minded neighbours.

## Fleur-de-Lis

Buying a Renaissance luxury apartment will allow you to discover how the move to a new lifestyle will benefit you in later life. Whether that's socialising in the drawing room or arranging for family and friends to visit and stay in the guest suite.

Your concierge will be on hand to help with any day-to-day queries you may have, through to keeping an eye on your apartment when you go away.

Fleur-de-Lis offers pedestrian access to the high street at the heart of Marlborough and is full of delightful independent shops, restaurants, pubs and cafés to suit all pockets and palates. The town hosts numerous events and festivals throughout the year to celebrate its musical and historical connections. A market is held every Saturday and Wednesday selling a range of locally produced food to pots, plants and pottery! A number of continental markets also descend on the characterful high street in the summer months.

Those seeking a little more activity within the town and surrounding area have a wide range to choose from, whether that's a visit to the huge but hidden historical mound that stands in the grounds of Marlborough College or a stroll through Savernake Forest. Here you will enjoy a beautiful display of bluebells during late spring, an array of colours in autumn and endless winding footpaths past historic oak trees and through broad-leaved woodland. A little further afield, the Avebury World Heritage Site is home to an outstanding Neolithic and

Bronze Age monumental landscape.

Marlborough is the perfect combination of countryside and community. The town displays an abundance of history from times past yet still remains progressive with heritage and culture at the heart of an exciting future. It is easy to head out for a country walk with a village pub never far away, which makes Fleur-de-Lis the perfect setting for your new lifestyle.

## Apartment 23

Located on the first floor, overlooking the front courtyard.

From the communal hall we walk into the hall with deep cloaks cupboard. Turning right into a well proportioned sitting dining room and left again in to the kitchen. No expense has been spared to provide a luxury kitchen with everything on hand. Back into the hall and turning right we walk in to the master bedroom with built in wardrobes and finally a beautifully appointed shower/cloakroom.

## Flexible living at its best

Renaissance Retirement will arrange the packing up of your possessions, the removal of your items and furnishings with our chosen removal company, and the delivery, unpacking and placement of all your possessions in your new apartment completely FREE of charge. SmoothMove is our complimentary, fully-inclusive removals package.

At Renaissance 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, personalised national moving service will be there to assist you through the move to an easier lifestyle in one of our luxury apartments. And best of all it's completely free of charge!

Smooth Move After you reserve your apartment, one of our SmoothMove team will contact you to arrange a convenient time to meet at your home and discuss what help they can provide in making your move as stress-free as possible.

## How Does The SmoothMove Service Work?

Moving house can be stressful, so it's the job of the SmoothMove team to remove some of that pressure and help owners enjoy a seamless transition into their new home.

The service is included with the purchase of one of our brand new luxury apartments, and begins with a short visit to meet the owners, learn more about their move and what help they may need.

## Is The Service Included In The Price Of The Property?

Our complimentary service is available to everyone who purchases an apartment. It is unique and personalised. We have years of experience and we work with owners to do as little or as much as is required whatever will best assist them to make it a pleasurable and stress-free transition.

Organising and planning your move whilst liaising with your sales consultant to ensure that your purchase is progressing in a timely fashion

Working together in preparing to downsize and de-clutter your current home

Helping you plan and organise where your furniture is to go in your new apartment, ensuring everything will fit before you move

Working with you to change addresses as well as booking, paying and arranging the removal company

Planning your travel arrangements, ensuring the Guest Suite is booked for you, and drawing up a list of your overnight requirements

Unpacking and putting your belongings away, all to your requirements. Curtain rails fitted and curtains hung, bedside lights working, bed made, TV set up, clothes in wardrobes, kitchen utensils put away and even your grocery shopping arranged. So you can come in the next day and pop the kettle on, or even the champagne cork!

And remember the SmoothMove service is completely FREE of charge!

## Services & tenure

Renaissance Retirement's management company manages and maintains Fleur-de-Lis, including all the internal and external communal areas. The properties are all leasehold, on long leases.

The service charge, payable by each apartment owner, is a proportion of the overall cost 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. 2018 - 2018 annual charge £3107.00.

## Disclaimer Notice

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