



# 21 Crown Mews

Hungerford, Berkshire, RG17 0NR

marc allen





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£169,950

A light and airy first floor apartment situated in the Crown Mews development designed exclusively for those over 55 years of age.

## Description

The distinctive courtyard setting has stood the test of time and provides an extremely convenient central location within the town. Access to the building is controlled by intercom and the accommodation includes good hall space, a sitting room with doors to a balcony and a double bedroom with a built-in wardrobe. The kitchen has a range of cream fronted Shaker style units and the bathroom includes a shower. Outside there are beautifully maintained communal mature gardens and residents parking areas. A viewing is strongly advised to fully appreciate this comfortable retirement home.

## Hungerford

The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school and also a nursery school rated outstanding by Ofsted. There are also pubs, restaurants and numerous leisure activities and clubs. The M4 motorway can be

joined approximately 3 miles to the north and there is a rail service from the town to Newbury, Reading, London (Paddington) and the West Country (Reading to Taunton line).

## Directions

From our office turn right down the High Street and first left into Church Street. Take the first left again into Crown Mews and No.21 will be found at the end on the right.

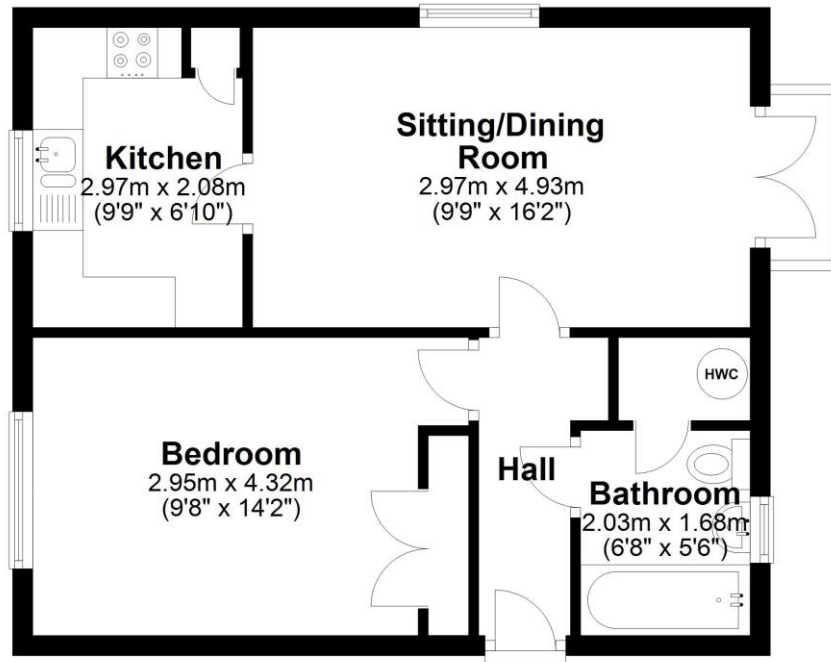
- Entrance Hall
- Sitting Room
- Kitchen
- Bedroom
- Bathroom
- Communal Gardens
- Residents Parking Areas





## Floor Plan

Approx. 42.8 sq. metres (460.7 sq. feet)



Total area: approx. 42.8 sq. metres (460.7 sq. feet)



To view this property call Marc Allen Estate Agents on **01488 685353**



### Entrance Hall

Night storage heater.

### Sitting Room

16' 2" (4.93m) x 9' 9" (2.97m). French doors to balcony.  
Night storage heater.

### Kitchen

9' 9" (2.97m) x 6' 10" (2.08m). Fitted with a range of Shaker style units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Built-in electric oven, hob and extractor. Plumbing for automatic washing machine. Appliance space. Built-in cupboard.

### Bedroom

14' 2" (4.32m) x 9' 8" (2.95m). Built-in wardrobes. Electric panel heater.

### Bathroom

A light coloured suite comprising panelled bath with a shower over, wash hand basin and w.c. Airing cupboard with hot water tank and immersion heater.

### Outside

There are very attractive communal gardens laid to lawn with well stocked borders which include shrubs, roses and trees.  
There are also residents parking areas.

### Lease

The remainder of a 99 year lease which commenced in 1987.

### Maintenance Charge

Currently £3,396.79 per annum.

### Service Charge

Currently £100 per annum.

### Services

All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	74   C
39-54	E		
21-38	F		
1-20	G		

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**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

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