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19 Crown Mews

Hungerford, Berkshire, RG17 0NR

A well proportioned and nicely presented ground floor apartment situated in an attractive development exclusively for those over 55 years of age.

£179,950

- Communal Hall with telephone entry
- Entrance Hall
- Sitting Room with door to the patio
- Kitchen
- Double Bedroom
- Shower Room
- Patio Area
- Attractive mature communal gardens

110 High Street, Hungerford, Berkshire RG17 0NB
Tel: 01488 685 353 Fax: 01488 680844

Description

The accommodation includes a communal hall with telephone entry, a separate entrance hall and a good sized sitting room with doors to a patio. The kitchen has a range of light oak effect units, a built-in oven and a larder cupboard. There is a double bedroom with a built-in wardrobe and a shower room. For peace of mind there is an intercom system and emergency pull cords in case assistance is required. Outside there is a patio area and lovely communal gardens with areas of lawn and well tended borders. Crown Mews is in a very peaceful location conveniently situated behind the High Street and just a few moments away from coffee shops, various grocery stores and the weekly Wednesday market. The office of the on site development manager is adjacent to the accommodation.

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 turn again into Crown Mews and No.19 will be found towards the end on the right.

Communal Door

With telephone entry. Door to:-

Entrance Hall

Night storage heater.

Shower Room

With a shower enclosure, wash hand basin and w.c. Tiled surrounds. Electric fan heater and heated towel rail. Airing cupboard with hot water tank and immersion heater.

Sitting Room

16' 4" (4.98m) x 9' 9" (2.97m). French doors to patio. Night storage heater. Telephone point. TV aerial point.

Kitchen

9' 8" (2.95m) max x 6' 10" (2.08m) max. Fitted with a range of light oak finish wall and base units with drawers, work surfaces over and matching splashbacks. Single drainer stainless steel sink unit with a mixer tap. Built-in electric oven, ceramic hob and extractor over. Plumbing for automatic washing machine. Appliance space. Built-in larder cupboard.

Bedroom

12' 2" (3.71m) x 10' 1" (3.07m). Built-in double wardrobe. Electric panel heater. Telephone point.

Outside

There is a patio area and very attractive communal gardens laid to lawn with well stocked borders which include shrubs, roses and trees.

Ground Floor



Lease

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

Ground Rent

Currently £100 per annum.

Maintenance Charge

Currently £3,139.00 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		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		