



10 Bewick Mews
Hungerford, Berkshire, RG17 0QS





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Guide £425,000

An incredibly spacious penthouse apartment situated in the heart of the town.

Description

Access to the building is controlled by telephone entry and the accommodation includes a separate hall and a fabulous galleried landing with space for a desk and artwork etc. The open plan kitchen/dining/living space has a vaulted ceiling, good natural light and well defined areas. The kitchen has a range of gloss fronted units and most of the main appliances are fitted. There are two double bedrooms, a much larger than average bathroom and an en-suite that has been very tastefully fitted in a contemporary style. Outside there is a communal mezzanine level with distinctive glass panels with steps, and a lift, to the undercroft parking which includes two spaces. Vehicular access to the development is barrier controlled with fob access. A viewing is strongly advised to fully appreciate this stunning 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).

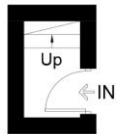
Directions

From our office turn right down the High Street, first right into Park Street and first left into Williams Court where the access barrier will be found. If on foot, you can reach the property by walking through The Three Swans archway from the High Street.

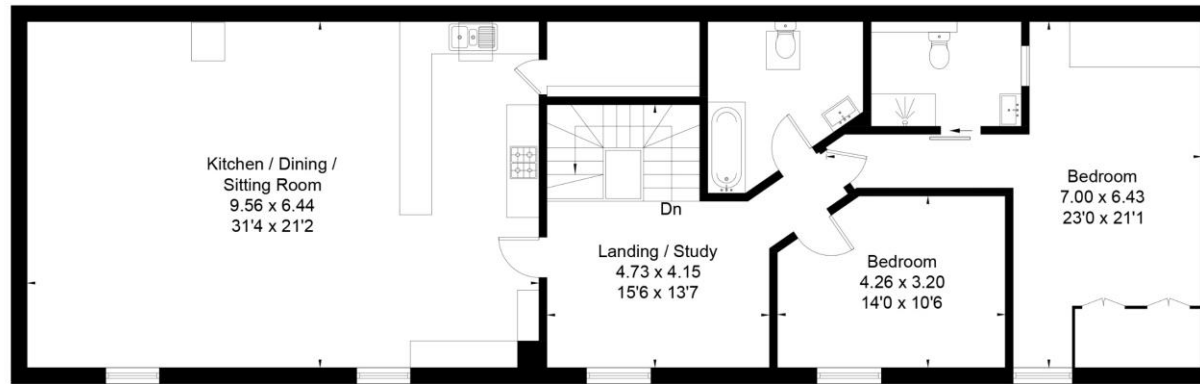
- Communal Hall with telephone entry
- Entrance Hall
- Galleried Landing
- Open Plan Kitchen/Dining/Sitting Room
- Utility/Boiler Cupboard
- Two Double Bedrooms
- En-Suite Shower Room
- Bathroom
- Communal Gardens
- Undercroft Parking



Approximate Floor Area = 143.2 sq m / 1541 sq ft



First Floor



Second Floor



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

Communal Door with telephone entry

Stairs to first floor and door to flat.

Entrance Hall

Stairs to the top floor.

Galleried Landing

A fabulous space with room for a desk, artwork etc.
Electric panel heater.

Open Plan Kitchen/Dining/ Sitting Room

A truly cavernous space with clearly defined areas,
fabulous natural light and a vaulted ceiling.

Kitchen Area

Fitted with a range of white gloss fronted wall and base units with drawers, work surfaces over and tiled surrounds. Built-in electric oven, hob and extractor. Integrated fridge, freezer and dishwasher. Single drainer stainless steel sink unit with a mixer tap.

Utility/Boiler Cupboard

Plumbing for automatic washing machine. Appliance space.
Hot water tank.

Dining/Sitting Area

With good ceiling height. Electric panel heater. Fitted shelving and cupboard. TV aerial point.

Bedroom 1

A lovely vaulted room with built-in wardrobes and cupboards. Electric panel heater.

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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.

En-Suite Shower Room

A smart contemporary suite with a generous walk-in shower, wall hung basin and w.c. Extractor fan.
Chrome finished heated towel rail.

Bedroom 2

Mirrored wardrobe. Electric panel heater.

Bathroom

A white suite comprising panelled bath with a thermostatic shower over and screen, wash hand basin with a drawer below and w.c. Chrome finished heated towel rail.

Outside

There is a communal mezzanine with distinctive glass panels, artificial grass and paving. Steps to a lift lead to and from the ground floor. In addition, the undercroft parking is allocated and the property has two spaces. Communal bin store and bike store.

Lease

The remainder of 999 year lease which commenced in January 2019.

Maintenance Charge

Currently £1,274 per annum.

Ground Rent

To be confirmed.

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	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

