

marc allen

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## Flat D

54 Church Street, Hungerford, Berkshire, RG17 0JH

An individual first floor apartment in a convenient central location within the town.

£175,000

- Communal Entrance Hall
- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen
- Bedroom
- Shower Room
- Communal Gardens

### Description

The property has a telephone entry system and the accommodation includes a sitting room with a sash window and a beech effect kitchen with an oven and hob. There is a bedroom also with a sash window, a shower room and a separate cloakroom. Outside there are communal gardens.

### 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. The flat will be found just along on the left hand side.

### Front door to:-

### Communal Hall

With stairs to the flat. Door to:-

### Entrance Hall

Telephone entry handset linked to the main door.

### Cloakroom

With w.c. Cupboard housing hot water tank.

### Sitting Room

12' 3" (3.73m) x 12' 7" (3.84m). Sash window. Night storage heater. TV aerial point. Opening to:-

### Kitchen

10' 8" (3.25m) x 5' 5" (1.65m). Fitted with a range of beech effect wall and base storage units with work surfaces over and tiled surrounds. Stainless steel sink unit with a mixer tap. Plumbing for automatic washing machine. Appliance space. Built-in electric oven, hob and extractor.

### Bedroom

9' 9" (2.97m) x 12' 8" (3.86m). Sash window. Night storage heater.

### Shower Room

Comprising shower cubicle with electric shower and wash hand basin. Wall mounted heater. Tiled surrounds.

### Outside

There is an area of lawned garden with borders, railway sleepers and railings. There are steps to the property and an area of bins.

### Lease

To be confirmed.

### Ground Rent

To be confirmed.

### Maintenance Charge

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		81  B
69-80	C		
55-68	D		
39-54	E	50  E	
21-38	F		
1-20	G		