



9 Bewick Mews

Hungerford, Berkshire, RG17 0QS

marc allen



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£279,950

A fabulous first floor apartment situated in a very convenient central location within the town.

Description

The tasteful accommodation includes a generous open plan sitting room and kitchen with lots of natural light, integrated appliances and a useful utility cupboard. There are two well balanced bedrooms and a contemporary shower room with a large walk-in shower area. Outside there is a mezzanine communal area, bin store, bike store and an allocated parking space in the undercroft. Access to the development is controlled by an automated barrier and there is also an external lift from the car park level to the mezzanine. A viewing is strongly advised to fully appreciate the lifestyle opportunity provided by this comfortable town centre 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

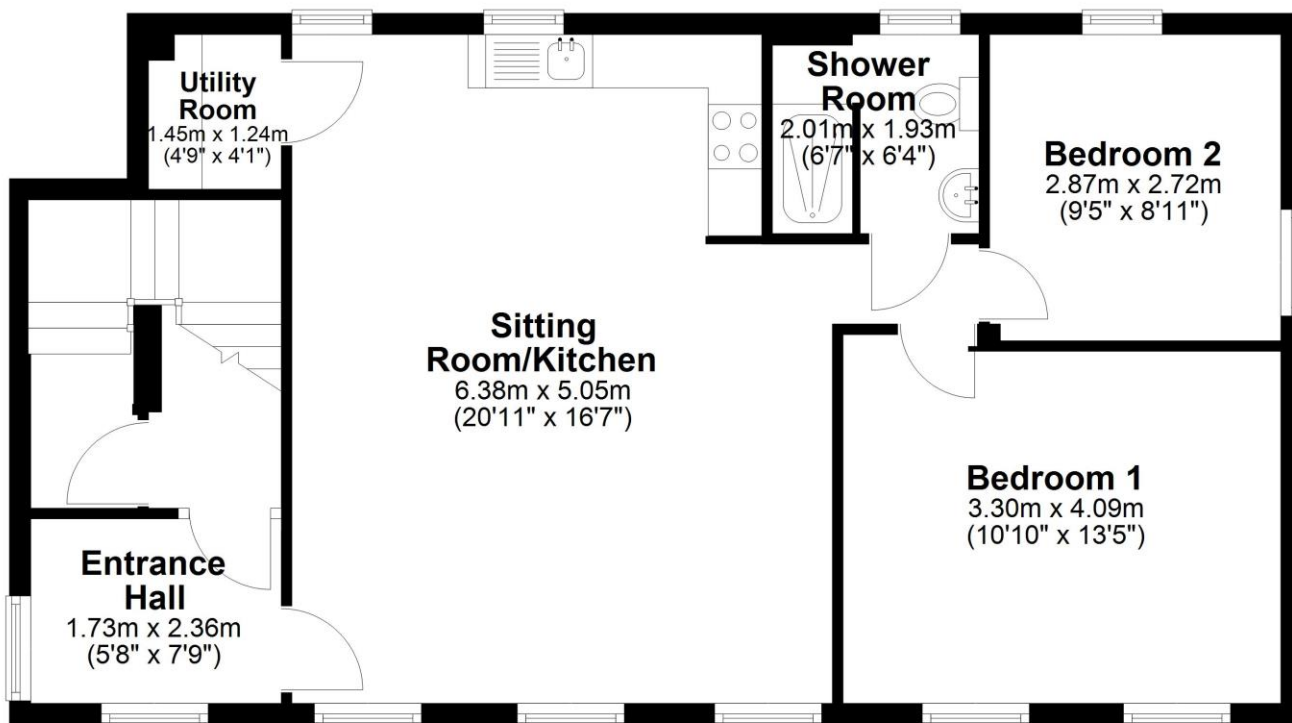
From our office turn right down the High Street and first right into Park Street. Turn left into Williams Court and through the barrier into Bewick Mews.

- Communal Hall
- Sitting Room
- Open Plan Kitchen
- Utility Cupboard
- Two Bedrooms
- Shower Room
- Communal Gardens
- Allocated Parking



Second Floor

Approx. 72.4 sq. metres (779.7 sq. feet)



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

Communal Door to:-

Communal Hall

Stairs to first floor.

Sitting Room

20' 11" (6.38m) x 16' 7" (5.05m) overall. Electric panel heater. TV aerial point.

Open Plan Kitchen Area

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

Utility Cupboard

4' 9" (1.45m) x 4' 1" (1.24m). With further storage cupboards and shelving. Plumbing for automatic washing machine and appliance space.

Bedroom 1

13' 5" (4.09m) x 10' 10" (3.3m). Electric panel heater.

Bedroom 2

9' 5" (2.87m) x 8' 10" (2.69m). Electric panel heater.

Bathroom

With a generous walk-in shower enclosure, glass screen and tiled surrounds. Wash hand basin with a drawer below and w.c. Electric shaver point. Chrome finish heated towel rail.

Lease

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

Ground Rent

N/A

Maintenance Charge

Currently £1,737 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.

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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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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