



# Apartment 1

The Old Police House, Park Street, Hungerford, RG17 0EA

marc allen





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**£435,0000**

A stunning ground floor apartment with a private entrance, not communal, and a privately owned garden.

## Description

The property very successfully combines contemporary and period features to create a comfortable home in a very convenient central location. The accommodation includes a smart open plan kitchen with integrated appliances and a generous dining area, all with a wood finish flooring. There is also a cosy sitting room enhanced by an exposed brick chimney (not in use). The rear hall has good built-in storage and leads to two double bedrooms, both of which have built-in wardrobes. The main bedroom has a nicely fitted shower room and there is also a spacious family bathroom that includes a shower too. The property has attractive sash windows, high ceilings, deep skirtings and traditional style radiators completing the attention to detail that has been shown throughout. Outside there is an allocated parking space next to the property and, rarely, a privately owned low maintenance style garden. A viewing is strongly advised to fully appreciate the feel of this lovely 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).

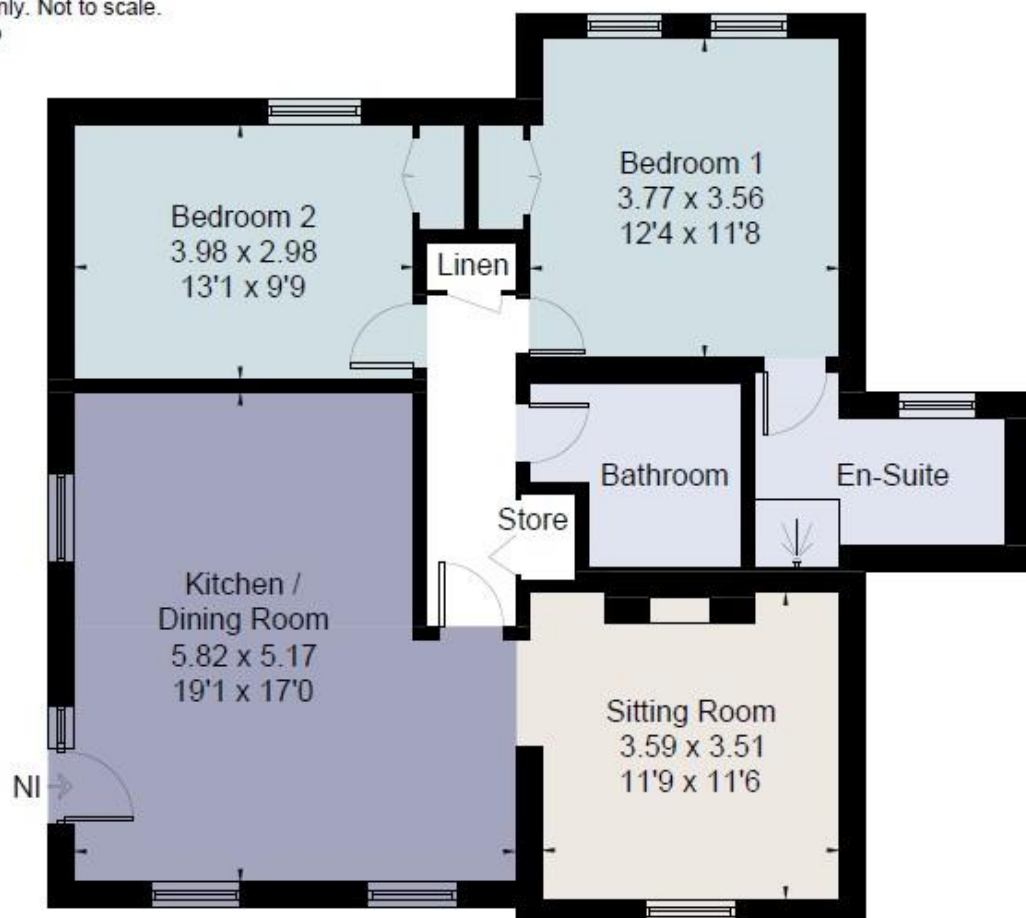
## Directions

From our office turn right down the High Street and first right into Park Street. The Old Police House will be found along on the left hand side.

- Porch
- Kitchen/Dining Area
- Sitting Room
- Inner Hall
- Two Bedrooms
- En-Suite Shower Room
- Bathroom
- Allocated Parking Space
- Private Garden



Approximate Area = 88.5 sq m / 953 sq ft  
Including Limited Use Area (1.2 sq m / 13 sq ft)  
For identification only. Not to scale.  
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### Porch

Door to:-

### Kitchen/Dining Area

Fitted with a contemporary range of white wall and base units with drawers, Quartz work surfaces over and matching upstand. Sink unit with a mixer tap. Built-in electric oven, induction hob and extractor over. Mirrored splashback. Integrated fridge/freezer, dishwasher and washing machine. Wood effect flooring. Traditional style radiator. Recessed spotlights.

### Sitting Room

Exposed brick fireplace (not in use) and wall. Traditional style radiator. TV aerial point.

### Inner Hall

Traditional style radiator. Built-in cupboard and linen cupboard.

### Bedroom 1

Built-in wardrobe. Traditional style radiator.

### En-Suite Shower Room

With a generous shower enclosure, wall hung wash hand basin and w.c. Chrome finish heated towel rail. Extractor fan. Electric shaver point.

### Bedroom 2

Built-in wardrobe. Traditional style radiator.

### Bathroom

A contemporary white suite comprising panelled bath with a thermostatic shower over and screen. Wash hand basin with drawers below and w.c. Extractor fan. Chrome finish heated towel rail. Electric shaver point.

### Outside

There is an allocated parking space with a further gravelled area in front of that. A gate to the side leads to a privately owned garden laid to gravel with low brick walling.

### Lease

The remainder on a 999 year which commenced in 2019.

### Maintenance Charge

To be confirmed.

### Ground Rent

To be confirmed.

### Services

All mains connected. 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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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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[www.marcallen.co.uk](http://www.marcallen.co.uk)