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2 Chapel House

Church Street, Hungerford, Berkshire, RG17 0JG

An individual character property in a convenient central location.

Guide £115,000

- Entrance Hall
- Bathroom
- Kitchen
- Sitting Room/Bedroom
- Mezzanine Floor

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

Description

A nicely presented first floor studio apartment in a convenient central location. The property forms part of a sympathetic chapel conversion and includes a separate entrance hall and a bathroom with a shower. The living space has been thoughtfully and tastefully fitted to include a kitchen with integrated appliances and matching units extending through to the main reception room. The sitting room/bedroom has a large arched window, good ceiling height and exposed timbers. Steps lead up to the mezzanine floor which provides valuable extra space. There is an additional storage cupboard on the landing. An internal viewing is advised to fully appreciate this appealing property.

Hungerford

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, restaurants, banks and leisure activities. 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.

Directions

From our office turn right down the High Street and first left into Church Street. Chapel House will be found just past the library on the right hand side.



Communal Door

Staircase gives access to landing

Built-in store cupboard. Door to:-

Entrance Hall

Electric radiator.

Bathroom

A white suite comprising twin grip panelled bath with a shower over and screen, wash hand basin and w.c. Tiled surrounds. Extractor fan.

Kitchen

Smartly fitted with light coloured storage units with work surfaces over and tiled surrounds. Single bowl stainless steel sink with a mixer tap. Built-in electric oven and ceramic hob. Built-in washer/dryer. Cupboard housing hot water tank and immersion heater.

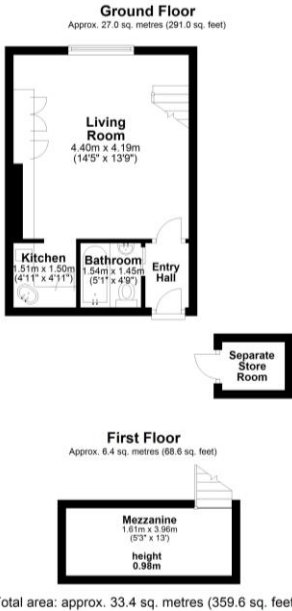
Sitting Room/Bedroom

14'5" (4.39m) x 12'10" (3.91m). A light and airy room with an arched window, good ceiling height and exposed timbers. Fitted with a matching range of units to provide wardrobes, cupboards, shelving and lighting. Built-in fridge/freezer. Night storage heater.

Staircase gives access to:-

Mezzanine Floor

12'11" (3.94m) x 5'2" (1.57m). A very useful storage area (with limited headroom).



Lease

The remainder of a 999 year lease which commenced in June 1993.

Ground Rent

Peppercorn.

Maintenance Charge

Currently £31.43 per month.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	46 E	
21-38	F		
1-20	G		