



# 2 Williams Court

Park Street, Hungerford, Berkshire, RG17 0DR

marc allen





## 2 Williams Court

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**£189,950**

A very conveniently located first floor apartment situated just off of Hungerford High Street.

### Description

The property has gas to radiator heating together with double glazing and includes a private entrance, not communal. The accommodation includes good hall space with built in storage, a generous refitted open plan kitchen and living space, a double bedroom with built in storage and smart shower room. Outside there are communal grounds and a residents parking space.

### 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

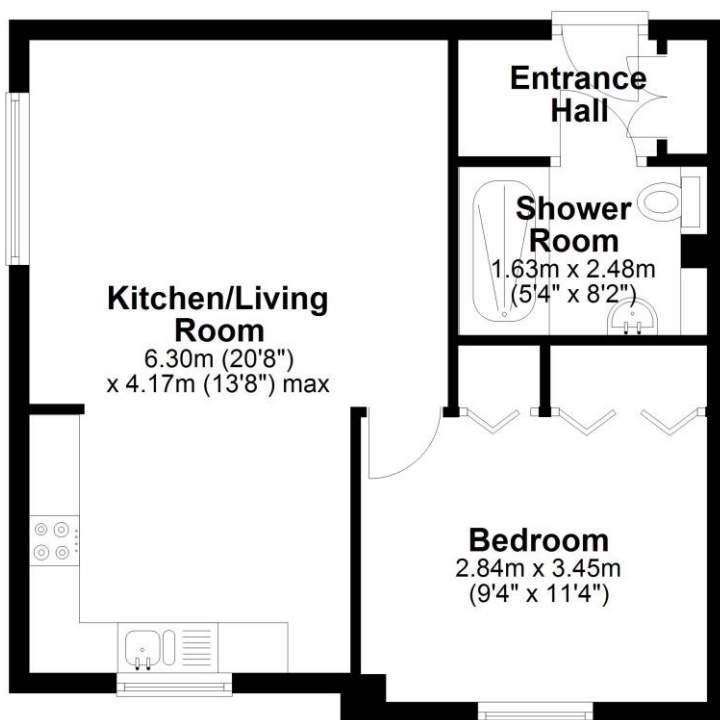
From our office, turn right down the High Stret and first right into Park Street. Williams Court is just along on the left hand side.

- Entrance Hall
- Refitted Kitchen/Dining/Sitting Room
- Bedroom with built-in wardrobe
- Refitted Shower Room
- Parking
- Gas to Radiator Heating



## Floor Plan

Approx. 43.4 sq. metres (467.2 sq. feet)



Total area: approx. 43.4 sq. metres (467.2 sq. feet)



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



Door to:-

Entrance Hall

Built in cupboard with radiator. Tiled floor.

Open Plan Kitchen/Dining/SittingRoom

Overall 20’ 7” (4.14m/0 narrowing to 10’ 4” (3.15m).

Kitchen Area

10’ 4” (3.15m) x 8’ 8” (2.64m) Fitted with a range of light oak finish wall and base units with drawers, low level ‘kick drawer’ storage and granite work surfaces over. Single drainer stainless steel sink unit with a mixer tap. Built-in electric oven, gas hob and extractor over. Integrated washing machine/dryer (condenser). LED under unit lighting. Tiled floor. Wall mounted gas fired boiler for domestic hot water and central heating (with Hive).

Sitting/Dining Area

13’7” (4.14m) x 11’10” (3.61m). Radiator. TV aerial point. Telephone point.

Bedroom

11’3” (3.43m) x 9’4” (2.84m). Radiator. Built-in double wardrobe. Built-in linen cupboard with shelving and a radiator. Telephone point.

Bathroom

A white suite comprising twin grip panelled bath with a shower attachment over and screen. Wash hand basin and w.c. Tiled surrounds and floor. Radiator. Extractor fan. Electric shaver point. Access to loft space.

Outside

There is a residents parking space, a pathway to the property and shrub borders. Bin store.

Lease

To be confirmed.

Ground Rent

Peppercorn.

Maintenance Charge

To be confirmed. We understand that each resident owns a share of the freehold.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

