



# 16 St Lawrence Square

Hungerford, Berkshire, RG17 0HB

marc allen





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Guide £235,000

A considerably improved ground floor flat situated in a distinctive courtyard development within the town.

## Description

The property has gas to radiator heating together with double glazing and the accommodation includes telephone entry access to the building, a good sized hall and a generous sitting room. There is high quality matching laminate flooring that runs throughout the hall, lounge and kitchen. Doors from the sitting room lead to a small privately owned terrace. The kitchen has been refitted in a smart gloss finish and includes the main integrated appliances. The shower has also been nicely fitted in a contemporary style, with wall hung sanitaryware, a generous shower area and under floor heating. Outside there is a privately owned patio, communal areas, bin storage, drying area and residents parking. NO ONWARD CHAIN.

## 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

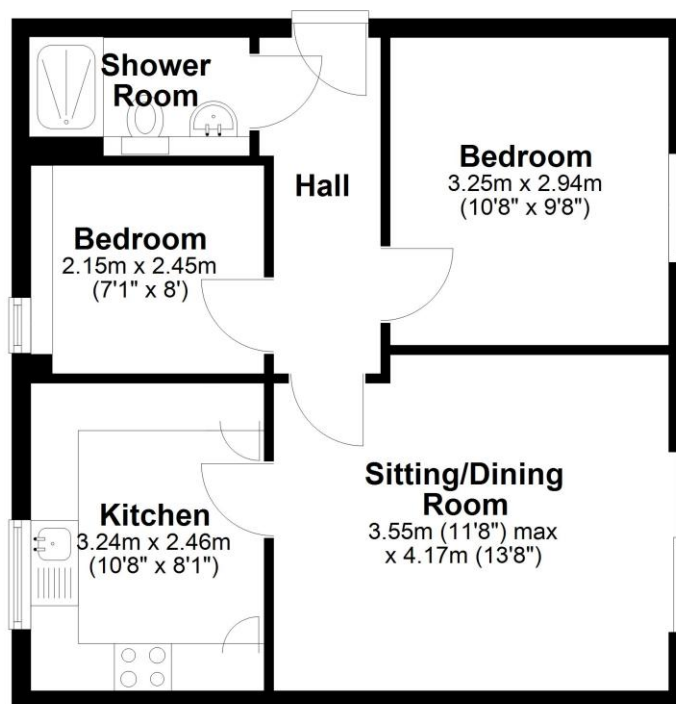
From our office, turn right down the High Street and left at the mini roundabout onto Church Street. Follow along and turn left into St Lawrence Square, and no.16 will be found on the right hand side.

- Entrance Hall
- Sitting Room
- Kitchen
- Two Bedrooms
- Shower Room
- Small Privately Owned Terrace
- Communal areas
- Gas to Radiator Heating  
Controlled by Tado Technology
- Double Glazing
- Residents Parking



## Ground Floor Flat

Approx. 46.3 sq. metres (498.2 sq. feet)



Total area: approx. 46.3 sq. metres (498.2 sq. feet)

**16 St Lawrence Square, Hungerford**



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

Communal door with telephone entry to communal hall. Door to:

#### Entrance Hall

Radiator. Telephone point. High quality matching laminate flooring.

#### Sitting Room

Contemporary upright radiator. TV aerial point. Patio doors to a small enclosed terrace. High quality matching laminate flooring.

#### Kitchen

Fitted with a range of smart gloss fronted units with concealed lighting, drawers, work surfaces over and tiled surrounds. USB incorporated mains sockets. High quality matching laminate flooring. Single drainer sink unit with a mixer tap. Built in electric Neff oven with slide and hide door, ceramic Neff induction hob and modern extractor. Integrated washing machine and dishwasher (Slimline). Integrated fridge/freezer. Radiator. Utility cupboard with gas fired boiler for domestic hot water and central heating.

#### Bedroom 1

USB incorporated mains sockets. Radiator.

#### Bedroom 2

USB incorporated mains sockets. Radiator.

#### Shower Room

A smart contemporary suite comprising wall hung wc, wash hand basin and generous walk in shower area. Heated towel rail. Extractor fan. Tiled floor and surrounds. Under floor heating.

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#### Outside

There is a small privately owned patio leading directly from the property. There are communal borders with pathways, bin store and drying area.

#### 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.

#### Lease

150 years, 140 years remaining.

#### Ground Rent

£100 p.a



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 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.