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17 Foundry House

Kennet Way, Hungerford, Berkshire, RG17 0yz

A light and airy first floor flat situated in a favoured residential area of town.

£210,000

- Entrance Hall
- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Communal Gardens
- Residents Parking Area

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Description

A light and airy first floor flat conveniently situated at Charnham Park. The property has telephone entry and includes a separate hall, a dual aspect sitting room and two bedrooms, one of which has a built in wardrobe. The kitchen has a built in oven and the bathroom includes a shower. Outside there are communal gardens and residents parking.

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 and London (Paddington).

Directions

From our office turn right down the High Street. At the Bear Hotel turn right onto the A4. At the roundabout turn left into Charnham Park and then first left onto Kennet Way. Foundry House can be found on the left hand side.

Entrance Hall

Night storage heater. Telephone entry handset, Telephone point. Airing cupboard with hot water tank and immersion heater. Electric panel heater.

Sitting Room

14' 9" (4.5m) x 10' 10" (3.3m). Feature fire surround and electric fire. Night storage heater. TV aerial point.

Kitchen

10' 9" (3.28m) x 6' 7" (2.01m). Fitted with a range of wall and base units with drawers, worktops over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Built in electric oven, ceramic hob and extractor over. Plumbing for automatic washing machine and appliance space.

Bedroom 1

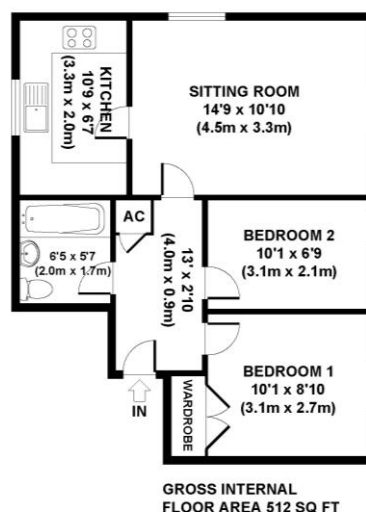
12' 4" (3.76m) x 8' 10" (2.69m). Built in wardrobe. Night storage heater. Telephone point.

Bedroom 2

10' 1" (3.07m) x 6' 6" (1.98m). Electric panel heater.

Bathroom

A white suite comprising panelled bath with a Triton shower over, WC and wash hand basin. Tiled surrounds, Electric fan heater and extractor fan.



Outside

There are communal gardens laid to grass with borders and hedging. Built-in-store. Residents parking area.

Lease

The remainder of a 99 year lease which commenced in March 1994.

Maintenance Charge

Currently £1,250 per annum (payable monthly).

Ground Rent

One peppercorn.

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		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		