

**HASLAM'S**  
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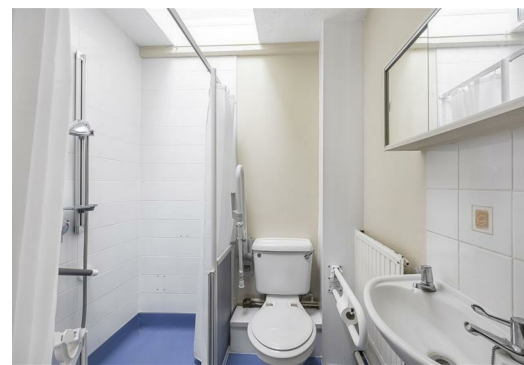


Old Police Station, 27 High Street, Hungerford, RG17 8XL

£475,000

An opportunity to acquire an investment property in the prime village address of Lambourn within the North Wessex Downs Area of Outstanding Natural Beauty. Situated on the High Street, the former Police station was divided into 4 units with one previously sold on a long leasehold basis. We are now instructed to sell the freehold and the remaining vacant units all of which require comprehensive refurbishment and upgrading. The building comprises; a 3 bedroom house and 2x1 bedroom flats with communal parking, a detached garage and a communal garden. Lambourn offers a good selection of pubs and shops as well as excellent transport links with the M4 within 4 miles and stations at Hungerford, Newbury, Swindon and Didcot.

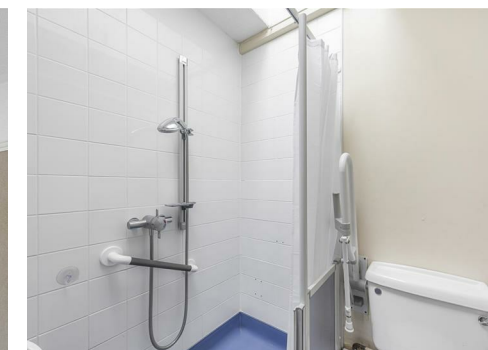




- Vacant Freehold investment opportunity
- Prime village address
- 2x1 bed flats and a 3 bed house
- Parking with detached garage and garden
- Requires refurbishment and upgrading
- No onward chain



Council tax band C  
Council- West Berkshire



**Additional information:**

**Parking**

The property has off-road parking which is accessed via the main door with driveway parking for multiple vehicles and a detached double garage.

**Part A**

The freehold sale includes the main house (number 1) and flats 3 and 4. Flat 2 was sold in 1989 with a 125 year lease and the new purchaser will become the freeholder of this property. Flat 2 has pedestrian and vehicular rights of access and includes a parking space and an enclosed private garden behind the garage.

**Flat 2 Lease information.**

Years remaining: 90 years

Service charge: TBC

Ground rent: Flat 2 pays the freeholder £10 per annum

Ground rent review period: Fixed

**Part B**

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

**Part C**

We understand the Artex has been tested and the presence of asbestos was identified.

The property is subject to a specific wayleave, the arrangements are a consent dated 1 June 1977 in favour of The Southern Electricity Board relates to the Construction and Maintenance of a medium voltage underground cable, for further information please contact the office.

EPC's

Flat 1- Rating F

Flat 3- Rating C

Flat 4- Rating D

Garage

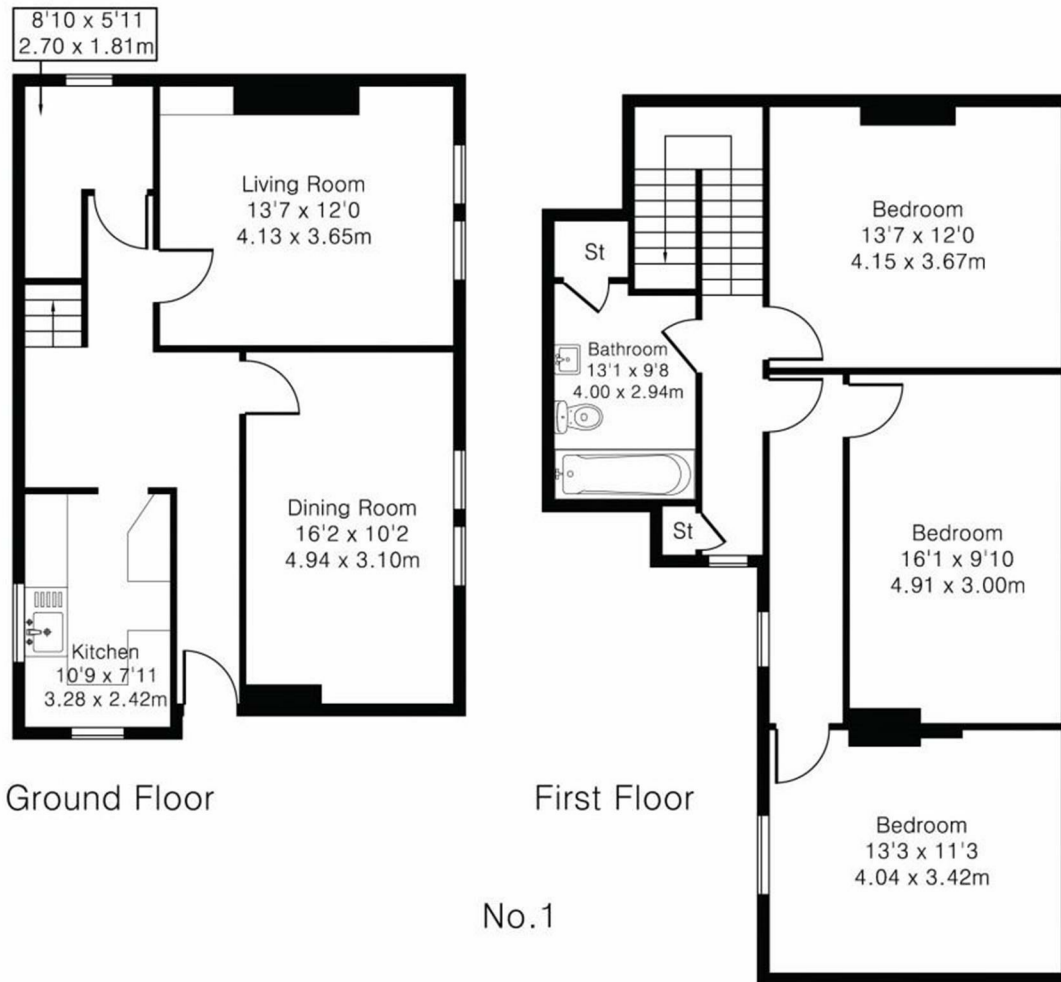
With inspection pit



Approximate Gross Internal Area 1284 sq ft – 119 sq m

Ground Floor Area 569 sq ft – 53 sq m

First Floor Area 715 sq ft – 66 sq m



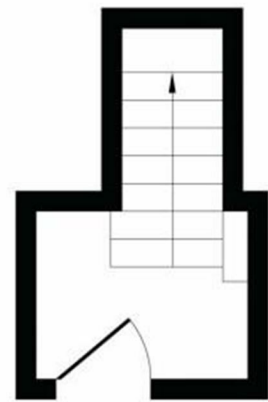
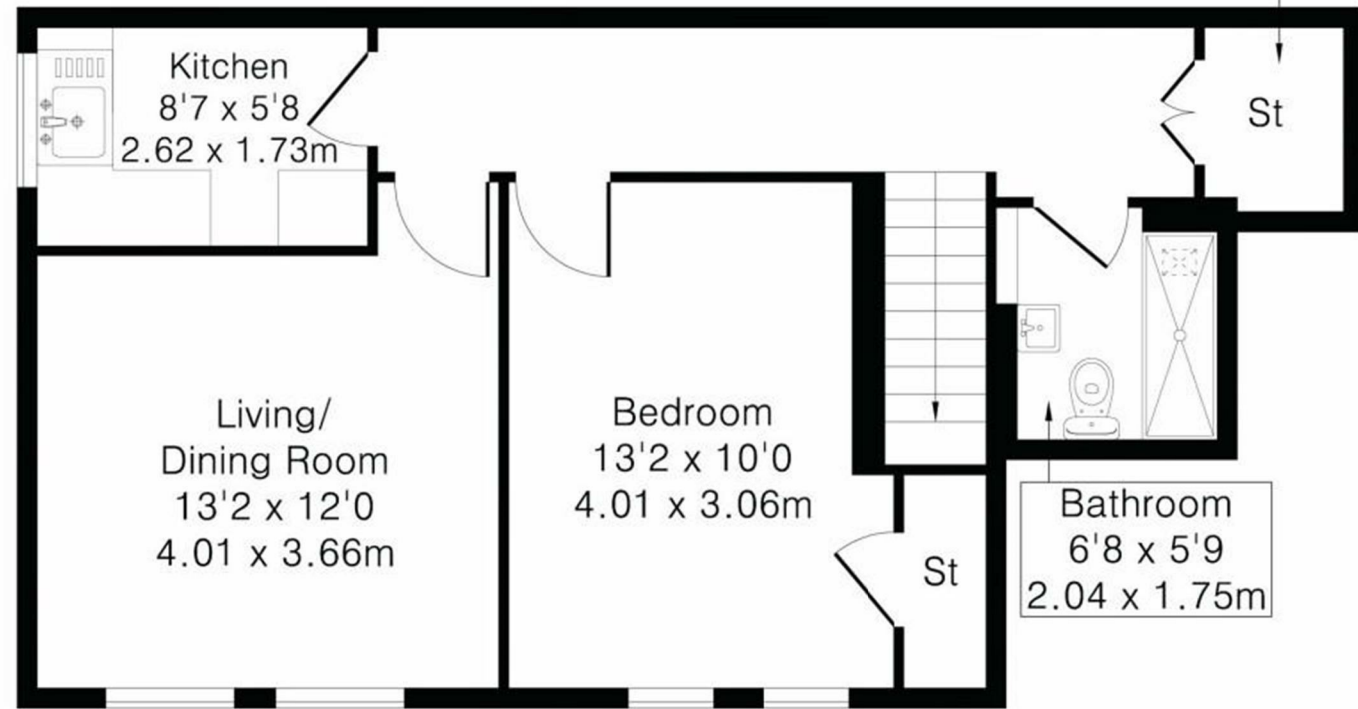
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Approximate Gross Internal Area 542 sq ft – 50 sq m  
Ground Floor Area 37 sq ft – 3 sq m  
First Floor Area 505 sq ft – 47 sq m



4'9 x 3'7  
1.46 x 1.10m

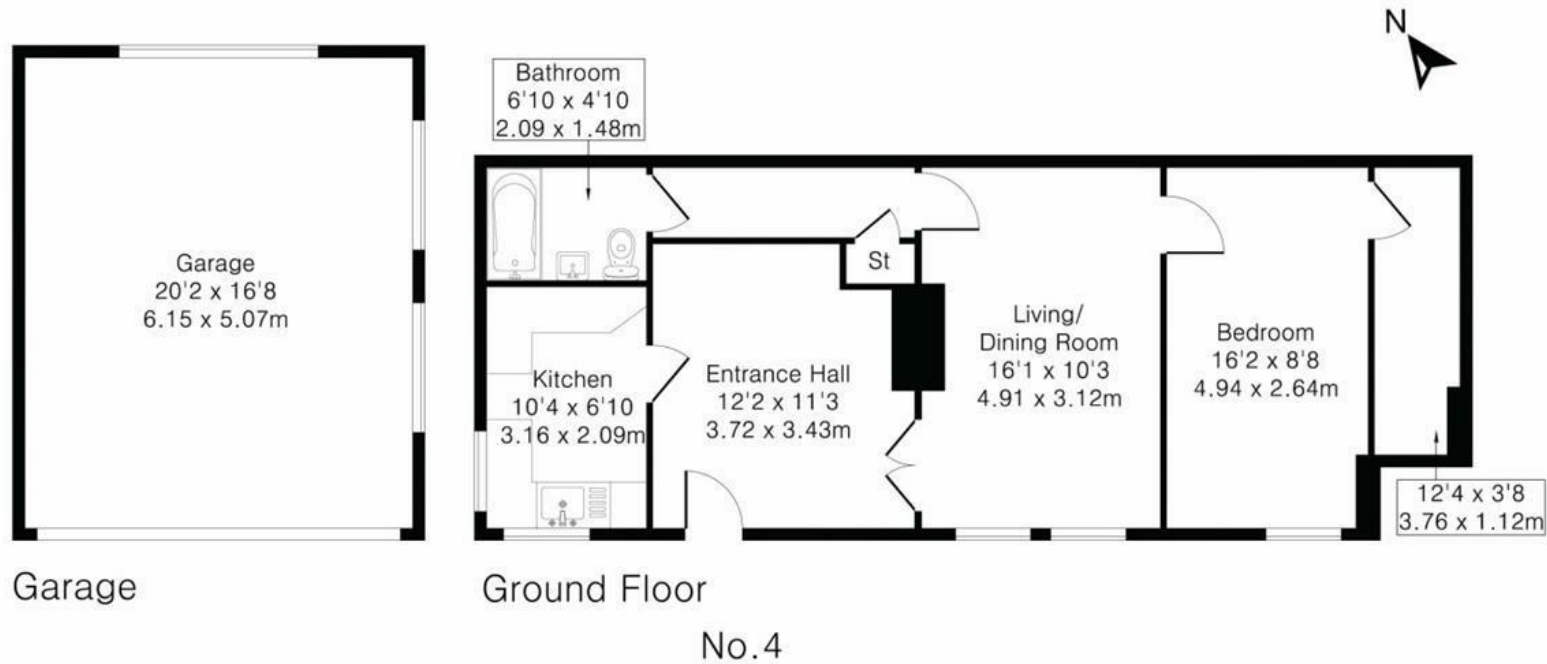


Ground Floor

First Floor

No.3

Approximate Gross Internal Area 970 sq ft – 90 sq m  
 Ground Floor Area 634 sq ft – 59 sq m  
 Garage Area 336 sq ft – 31 sq m



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves

by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.