



**FLAT 4, FOUNDRY HOUSE  
HUNGERFORD**

**Russell Marshall**  
Estate Agents

## Flat 4, Foundry House

Kennet Way, Hungerford, Berkshire, RG17 0YZ

£220,000

Approximately 0.7 Miles to Hungerford  
Railway Station

Approximately 8.2 Miles to Newbury

Approximately 3 Miles to M4 J14

- Leasehold Plus Share Of Freehold
- First Floor Apartment
- Main Entrance With Intercom Entry System
- Entrance Hall
- Triple Aspect Lounge /Dining Room
- Modern Re-Fitted Kitchen
- Two Bedrooms
- Bathroom
- Double Glazing
- Electric Heating
- Well Tended Communal Grounds
- Private Residents Car Park
- Close To Town
- No Onward Chain



### Situation

The pretty market Town of Hungerford is steeped in History and sits on the banks of the chalk stream River Kennet and the Kennet and Avon canal. The Town is well served by a variety of shops including butchers, bakers, independent retailers and of course antique shops. Other amenities include two supermarkets, a post office, two building societies and a doctors surgery. There is also a swimming pool, leisure sports centre, gym and tennis club.



### **The Property**

A bright and airy first floor apartment situated in the popular Charnham Park area just ten minutes walk from the Town Centre.

The well designed accommodation includes a lovely triple aspect Lounge/Dining room and a modern re-fitted Kitchen with built in oven and hob.

Two comfortable Bedrooms are served by a separate Bathroom.

The property is sold with a share of the Freehold of the building.

Outside, there are well tended communal grounds and a large residents only car park.





## Awaiting Floor Plan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

### Services

Mains Water & Drainage

Mains Electricity

Council Tax Band: C

What 3 Words Location: ///fury.until.thickened



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