



## 5 Freemans Close

Hungerford, Berkshire, RG17 0QR



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# A two bedroom first floor flat with carport situated a short walk from Hungerford High Street with extended lease of over 150 years.

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: [sales@nyeandco.co.uk](mailto:sales@nyeandco.co.uk)

[www.nyeandco.co.uk](http://www.nyeandco.co.uk)

Private entrance | Kitchen | Living room | Double bedroom | Single bedroom | Bathroom with shower over bath

Double glazing | Electric heating | Carport | Communal grounds | No onward chain

Price £190,000

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## SITUATION

The property is within walking distance of Hungerford's pretty tree lined High Street and railway station. Hungerford offers a range of local shops including butchers, bakers, post office, newsagent, chemist, and supermarkets. The town is renowned as a centre for antiques. There is a primary school and secondary schooling. The mainline railway station has trains to London (Paddington) with Crossrail links from Reading station. Junction 14 of the M4 is some three miles north of the town.

## DESCRIPTION

Accommodation comprises private door entrance, stairs up to the landing, kitchen, living room, double bedroom with fitted wardrobes, single bedroom and family bathroom with shower over the bath. The property has UPVC double glazing and electric heating. Outside parking is provided

by carport. There are also communal gardens and drying area.

## LEASE

189 years from 24<sup>th</sup> June 1986.

## COUNCIL TAX

Band B £1,575.28 for year 2020/2021

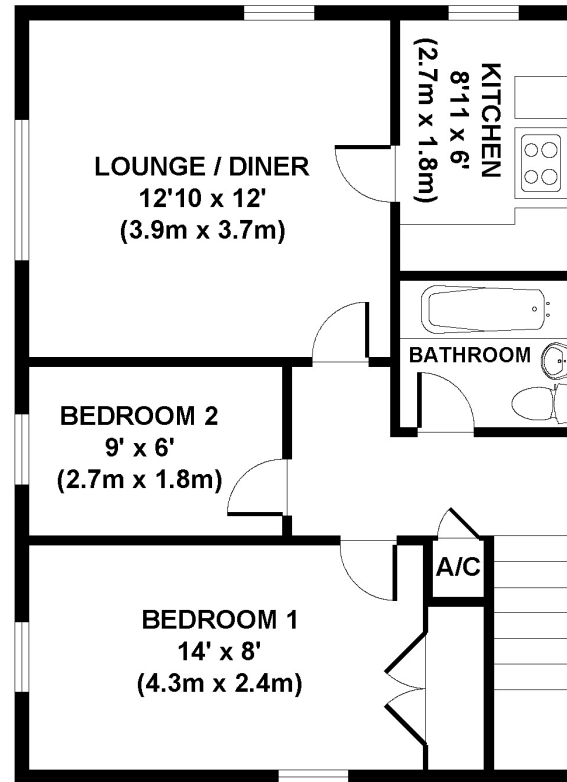
## SERVICE CHARGE

£831.52 per annum for year 2020/2021

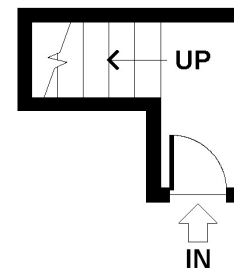
## DIRECTIONS

From our offices in the High Street, turn right down the High Street and immediately left into Church Street. Continue onto Smitham Bridge Road and Freemans Close can be found on your right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 511 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 28 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 539 SQ FT / 50 SQ M  
Floorplans are for identification and guideline purposes only, not to scale.  
Compliant with RICS code of measuring practice.  
Floorplans supplied by [www.draftingfloorplan.com](http://www.draftingfloorplan.com)





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