



34 Bearwater,
Hungerford, Berkshire, RG17 0NN



A beautifully presented two bedroom, first floor flat for the over 55's, situated in the lovely Bearwater development, a short walk from Hungerford High Street.

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: sales@nyeandco.co.uk

www.nyeandco.co.uk

Communal entrance hallway and landing with chair lift | Entrance porch | Modern kitchen/dining room | Living room with doors onto the balcony

Two double bedrooms one with fitted wardrobes | Modern shower room with walk in shower | Newly fitted double glazing

Electric heating | Garage with light and power | West facing balcony | Lovely communal gardens with lake | Onsite manager

Price £298,000

SITUATION

The flat is situated within the popular Bearwater development with pretty communal grounds and lake just a short walk to Hungerford High Street. The High Street can be accessed via a pretty private path alongside the River Dun into Bridge Street. Hungerford offers a range of local shops including butcher, bakers, post office, newsagent, chemist, coffee shops and supermarkets. The town is renowned as a centre for antiques and there is a weekly market. A mainline railway station has trains to London (Paddington) and junction 14 of the M4 is some three miles north of the town.

DESCRIPTION

The property is situated on the first floor of a block of 5 flats and there is a communal entrance hallway with chair lift if needed. Accommodation comprises entrance porch, modern kitchen/diner and living room with doors onto the west facing balcony. There are two double bedrooms, one with fitted

wardrobes and modern shower room with Aqualisa shower. Outside there are lovely communal gardens with lake. Parking is provided by garage in block with automatic up and over door, light and power. There is an onsite manager and the property is being sold with no onward chain.

COUNCIL TAX

Council Tax Band D £2,024.08 for year 2021/2022

LEASE

999 years from 1984.

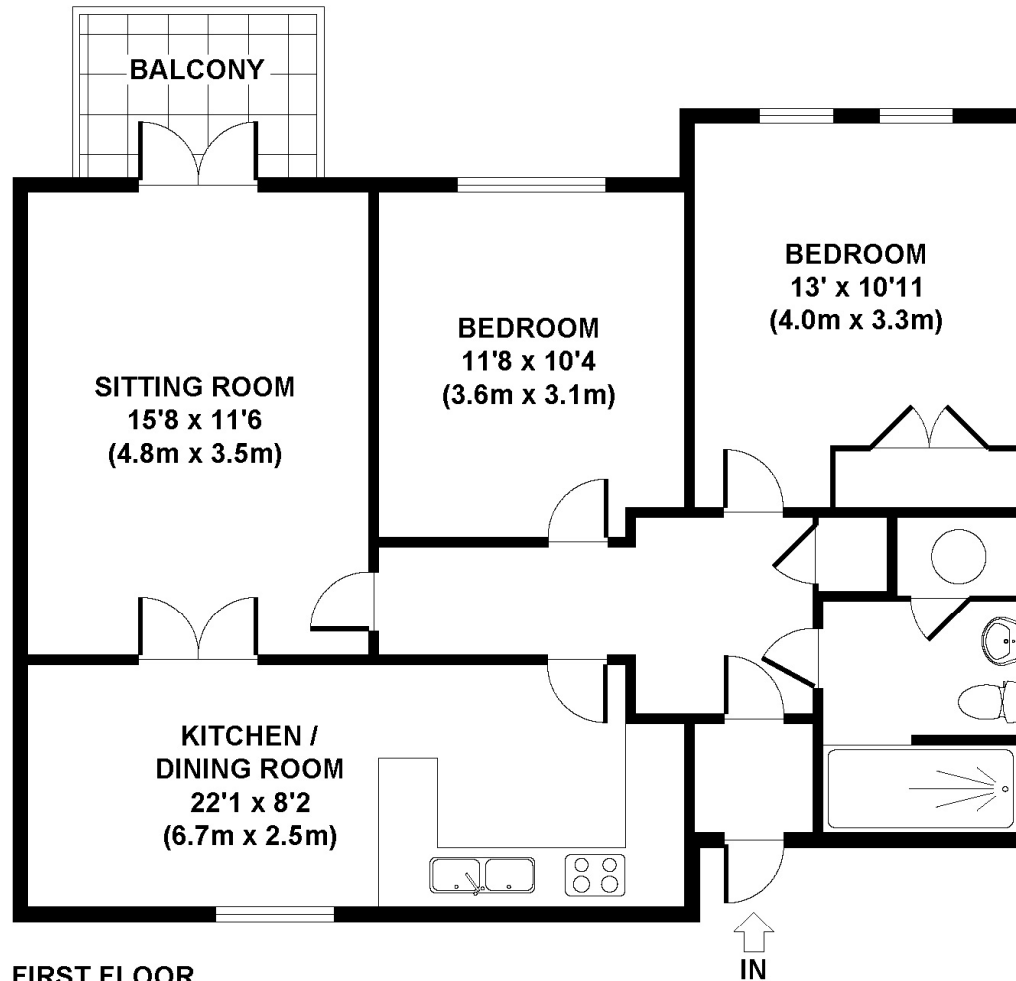
SERVICE CHARGE

£3,600 per annum for year 2021/2022.

DIRECTIONS

From our offices in the High Street proceed in a northerly direction and turn left at the Bear roundabout. Go past Dick Lovett on your left and then turn left into the Bearwater development.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 832 SQ FT**

APPROX. GROSS INTERNAL FLOOR AREA 832 SQ FT / 77 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



114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: sales@nyeandco.co.uk

www.nyeandco.co.uk

