



25 Firgrove Court
Hungerford, Berkshire, RG17 0DD



A one bedroom top floor flat conveniently situated a stone's throw from Hungerford High Street and railway line.

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: sales@nyeandco.co.uk

www.nyeandco.co.uk

Communal entrance, landing and stairs | Entrance hall | Kitchen/living room | Double bedroom
Bathroom with shower over bath | Double glazing | Electric heating | Long lease (expires 2199)
Allocated parking | Communal grounds | Sold with no onward chain

Price £135,000

SITUATION

The property is conveniently situated a stone's throw from Hungerford High Street and railway station. Hungerford offers a range of local shops including butchers, bakers, post office, newsagent, chemist, and supermarket. 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

Entrance to the flat is via communal hallway, stairs and landing. Accommodation comprises entrance hall, kitchen/living room with appliances, double bedroom and bathroom with electric shower over bath. The property has double glazing and electric heating. Outside there is

allocated parking and communal garden area. The lease has been extended on the flat and is now 183 years from 2016 (expires 2199). This property is being sold with no onward chain.

Ground rent £100 per annum
Service charge £957 for 2022/2023

COUNCIL TAX

Council tax Band B – £1723.47 for year 2023/2024

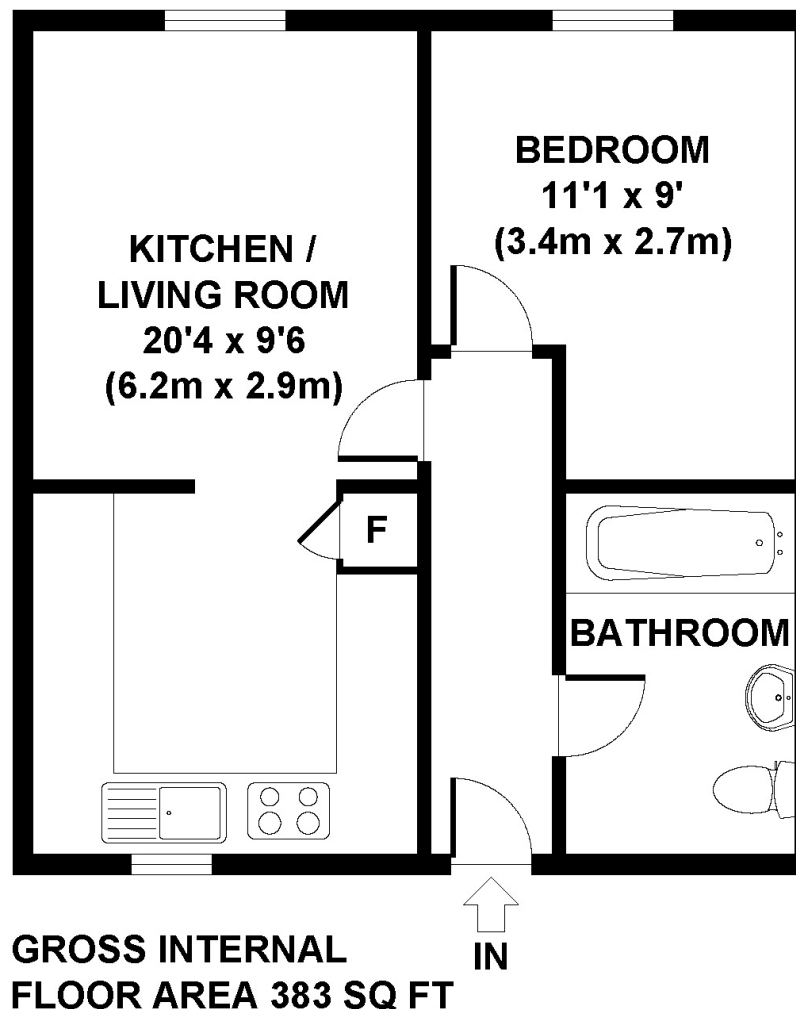
DIRECTIONS

From our offices in the High Street, left and head up Park Street. Firgrove Court can be found on the left hand side and number 25 is found in the block to the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	41 E	
21-38	F		
1-20	G		



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APPROX. GROSS INTERNAL FLOOR AREA 383 SQ FT / 36 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

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