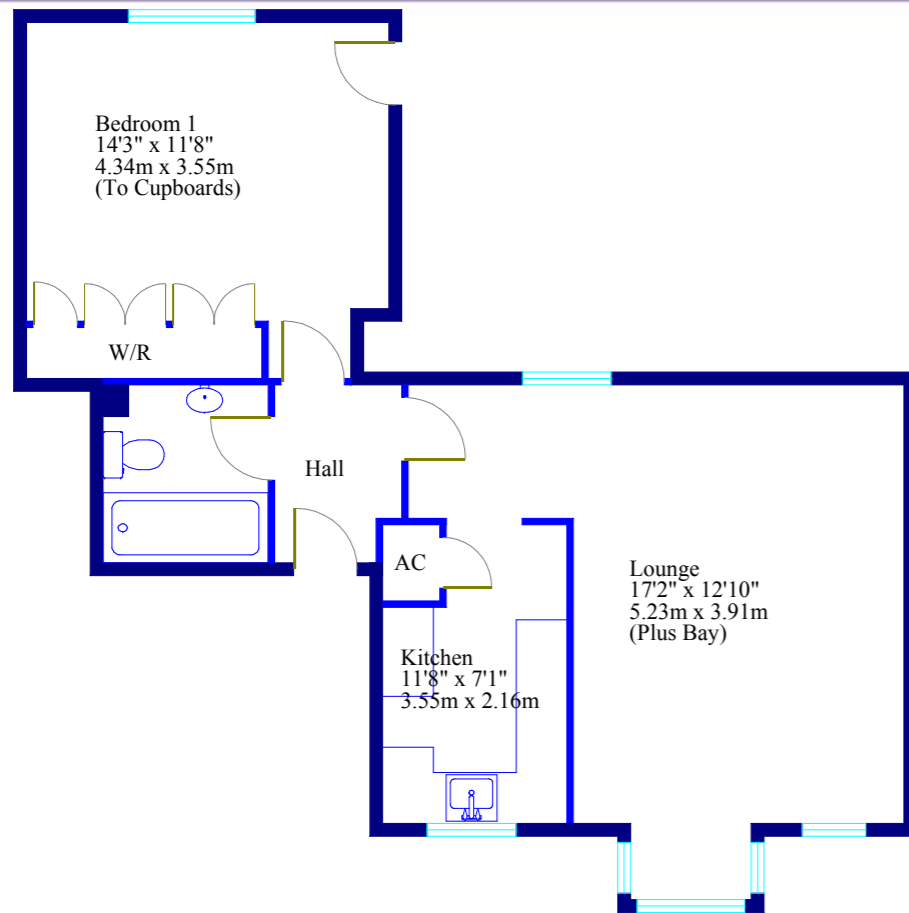




Nye & Co

ESTATE AGENTS & CHARTERED SURVEYORS



Gross internal area = Approx 653 Sq Ft/ 60 Sq M

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls doors windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller, his Agent nor Business Etc Ltd

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THE PROPERTY MISDESCRIPTIONS ACT 1991

Whilst we at **Nye & Co** estate agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey.

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Nye & Co

ESTATE AGENTS & CHARTERED SURVEYORS

**FLAT 2 KINTBURY MILL, STATION ROAD,
KINTBURY, NR HUNGERFORD, RG17 9UR**

PRICE : £169,000 : LEASEHOLD



A fabulous first floor flat, part of Kintbury Mill, with large bedroom with vaulted ceiling and 17'2 x 12'10 lounge. Kintbury Railway station and Kennet and Avon Canal are nearby.

**ENTRANCE HALL : DOUBLE ASPECT LOUNGE
KITCHEN : DOUBLE ASPECT BEDROOM : BATHROOM
ELECTRIC HEATING : SECONDARY DOUBLE GLAZING
COMMUNAL PARKING**

****NO ONWARD CHAIN****

Viewing Strictly By Appointment:

Nye & Co Estate Agents

114 High Street

Hungerford RG17 0LU

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SITUATION : Kintbury Mill is conveniently situated on the edge of the popular village of Kintbury. There are a number of local shops including a general store/post office and Bastable Brothers Butchers. There is a railway station nearby with trains to London (Paddington), Newbury and Hungerford are each about six miles away and there is access to the M4 at Junction 13(eastbound) and Junction 14 (westbound).

DESCRIPTION : A fabulous first floor flat being part of Kintbury Mill. It has a private ground floor entrance hall shared only with the second floor flat. It is really spacious with a large bedroom which is vaulted and beamed, a 17'2 x 12'10 living room, bathroom with shower over bath and kitchen with most appliances.

DIRECTIONS : From our offices in Hungerford proceed down the High Street and at the Bear Hotel turn right towards Newbury. Continue along the A4 and turn right signposted Kintbury. Continue along this road over the railway crossing and canal bridge and Kintbury Mill will be found on the right hand side.



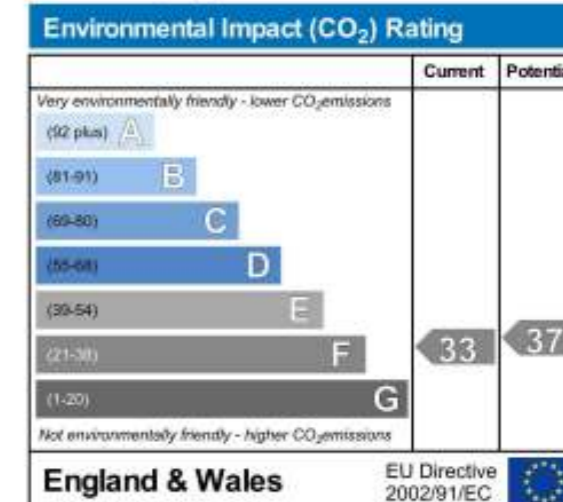
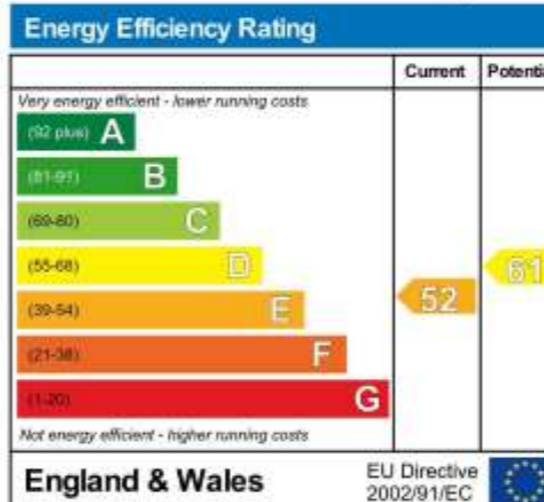
Energy Performance Certificate



Flat 2 Kintbury Mill
Station Road
Kintbury
HUNGERFORD
RG17 9UR

Dwelling type: Mid-floor flat
Date of assessment: 01 November 2011
Date of certificate: 01 November 2011
Reference number: 0498-8913-6289-9739-0954
Type of assessment: RdSAP, existing dwelling
Total floor area: 61 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	558 kWh/m ² per year	508 kWh/m ² per year
Carbon dioxide emissions	6.0 tonnes per year	5.5 tonnes per year
Lighting	£75 per year	£38 per year
Heating	£613 per year	£538 per year
Hot water	£151 per year	£105 per year

You could save up to £159 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.