

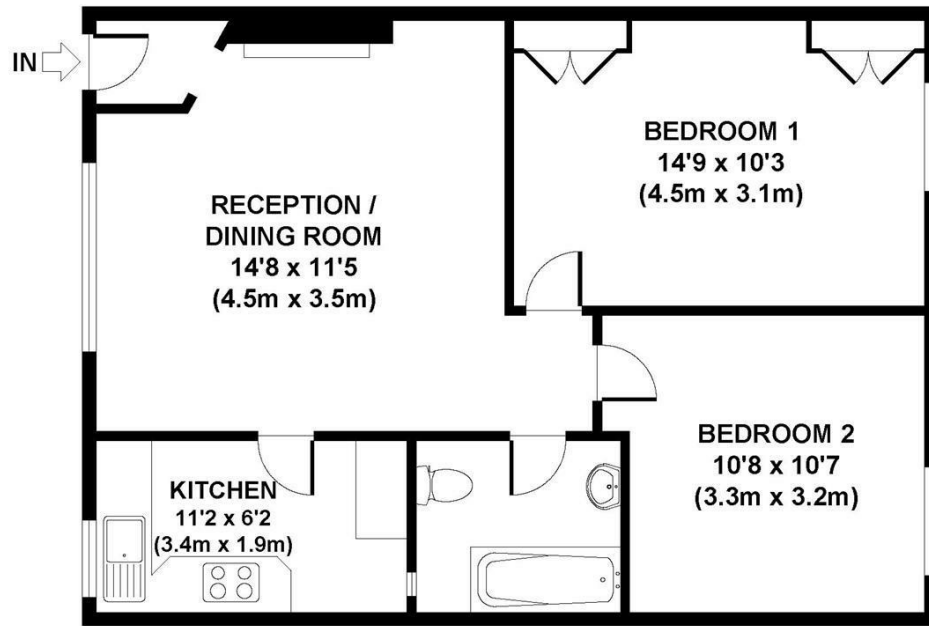


## 5 CHARNHAM COURT HUNGERFORD, RG17 0EW

£1,200

A beautifully presented, furnished two bedroom first floor flat with period features, including high ceilings and large sash windows, situated a short walk from the town centre. Accommodation comprises communal entrance, private entrance hall, large lounge/diner with a electric fire place and modern kitchen. There are two double bedrooms, the master has fitted wardrobes and bathroom with shower over bath. There is gas central heating and some secondary glazing. Outside there is a pretty communal garden, bin store and area to dry washing as well as communal parking. The property is furnished. Viewing strongly recommended. Available early November. No pets.

 **Nye & Co**  
ESTATE AGENTS & CHARTERED SURVEYORS



**FIRST FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 645 SQ FT**

**APPROX. GROSS INTERNAL FLOOR AREA 645 SQ FT / 60 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)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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