



## Flat 2

2 Church Street, Kintbury, Berkshire, RG17 9TR





# A spacious one bedroom first floor flat with an extended lease of 999 years situated right in the heart of Kintbury.

114 High Street, Hungerford, Berkshire RG17 0LU

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Shared entrance, stairs and landing from street | Spacious living room | Kitchen with appliances

Large double bedroom with fitted wardrobes | Bathroom with shower over bath | Double glazing | Modern electric heating

Long lease of 999 years | No ground rent or service charge | Being sold with no onward chain

**Price £185,000**

## SITUATION

The property is in the heart of the picturesque village of Kintbury with plenty of open countryside nearby. Village facilities include doctors' surgery, primary school, public houses, post office/corner shop, antique shop and sports club. Kintbury has a railway station with direct trains to London (Paddington). Newbury is about 6 miles away, Hungerford about 3 miles and the M4 is available at Junction 13 (eastbound) and Junction 14 (westbound) both about 6 miles distant.

## DESCRIPTION

The flat is entered through a shared entrance hall, stairs and landing (shared with one other flat and the shop on the ground floor). Accommodation comprises large living room, kitchen with appliances, large double bedroom with fitted wardrobes and bathroom with shower

over bath. The property has modern electric heating and double glazing. There is no ground rent or service charge paid annually however buildings insurance will need to be paid annually to the owner of Thatchers Yard.

Viewing is strongly recommended and the property is being sold with no onward chain.

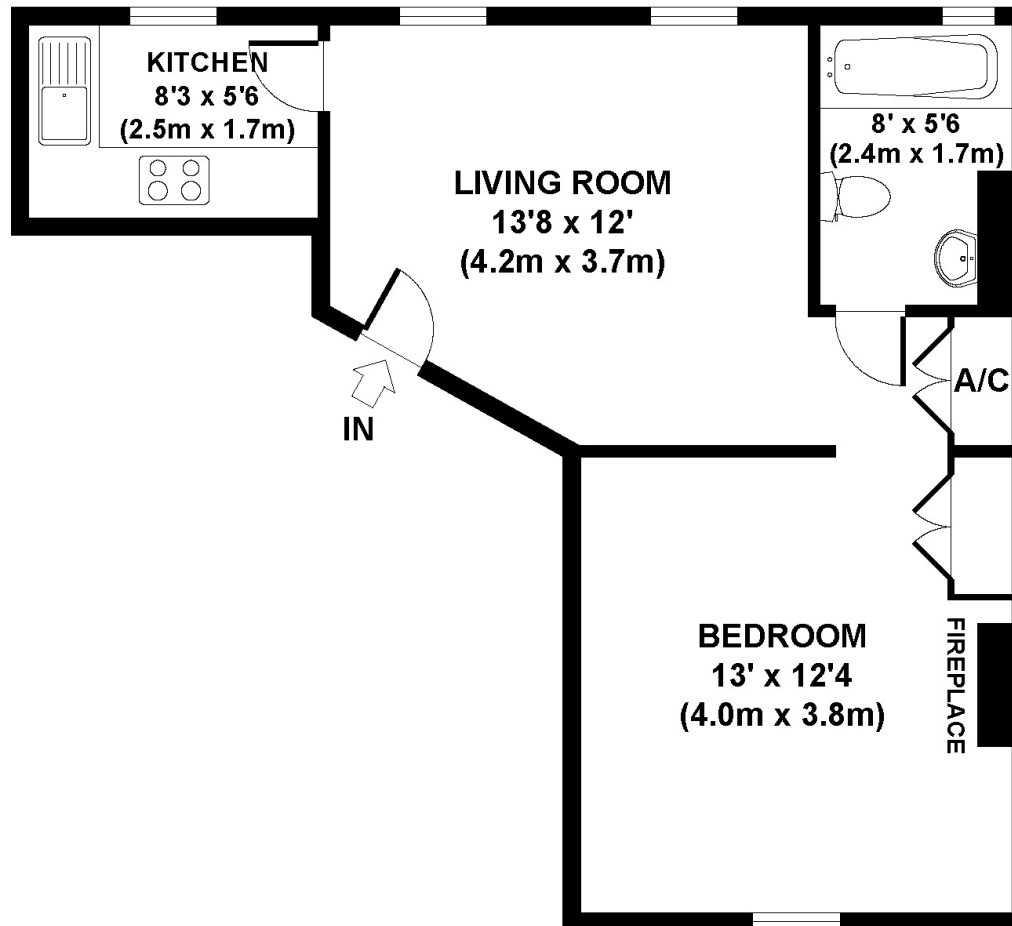
## LEASE

Currently being extended to 999 years (at current owners cost).

## COUNCIL TAX

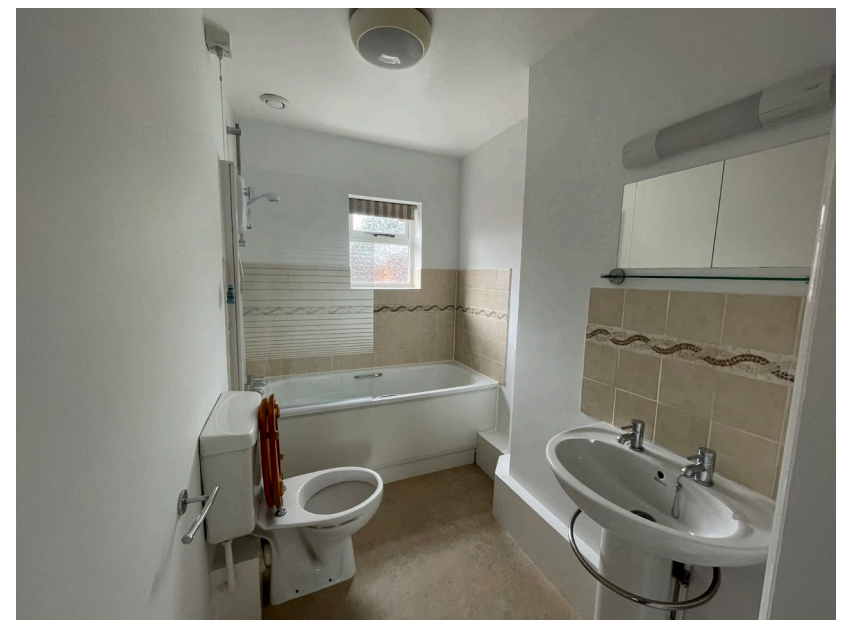
Band B West Berkshire Council

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



**GROSS INTERNAL  
FLOOR AREA 431 SQ FT**

**APPROX. GROSS INTERNAL FLOOR AREA 431 SQ FT / 40 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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