



33 Bearwater,
Hungerford, Berkshire, RG17 0NN



A beautifully presented first floor apartment situated within the exclusive Bearwater retirement complex close to Hungerford Town Centre.

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: sales@nyeandco.co.uk

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Communal entrance hallway and landing with chair lift | Entrance porch | Modern kitchen/dining room | Living room with doors onto the balcony
Master bedroom with fitted wardrobes | Double bedroom | Bathroom with walk in shower | Double glazing
Modern electric heating | Garage | Lovely communal gardens with lake | On site manager

Price £365,000

SITUATION

A two bedroom first floor flat situated in a wonderful retirement development within a short walk of the High Street, accessed via a path alongside the River Dun into Bridge Street. Bearwater is a collection of apartments and houses set within approximately five acres of beautifully tended riverside grounds that also include a picturesque lake.

Hungerford offers a range of local shops including butcher, bakers, post office, newsagent, chemist, and supermarkets. The town is renowned as a centre for antiques. A mainline railway station has trains to London (Paddington) and junction 14 of the M4 is some three miles north of the town.

DESCRIPTION

Accommodation comprises private entrance porch, good size entrance hall, modern kitchen/dining room and living room

with doors onto the balcony. There is a master bedroom with fitted wardrobes, double room and shower room with Aqualisa power shower. The property has double glazing and modern electric heating. Outside parking is provided by garage in block.

COUNCIL TAX

Council Tax Band D West Berkshire.

LEASE

999 years from 1984.

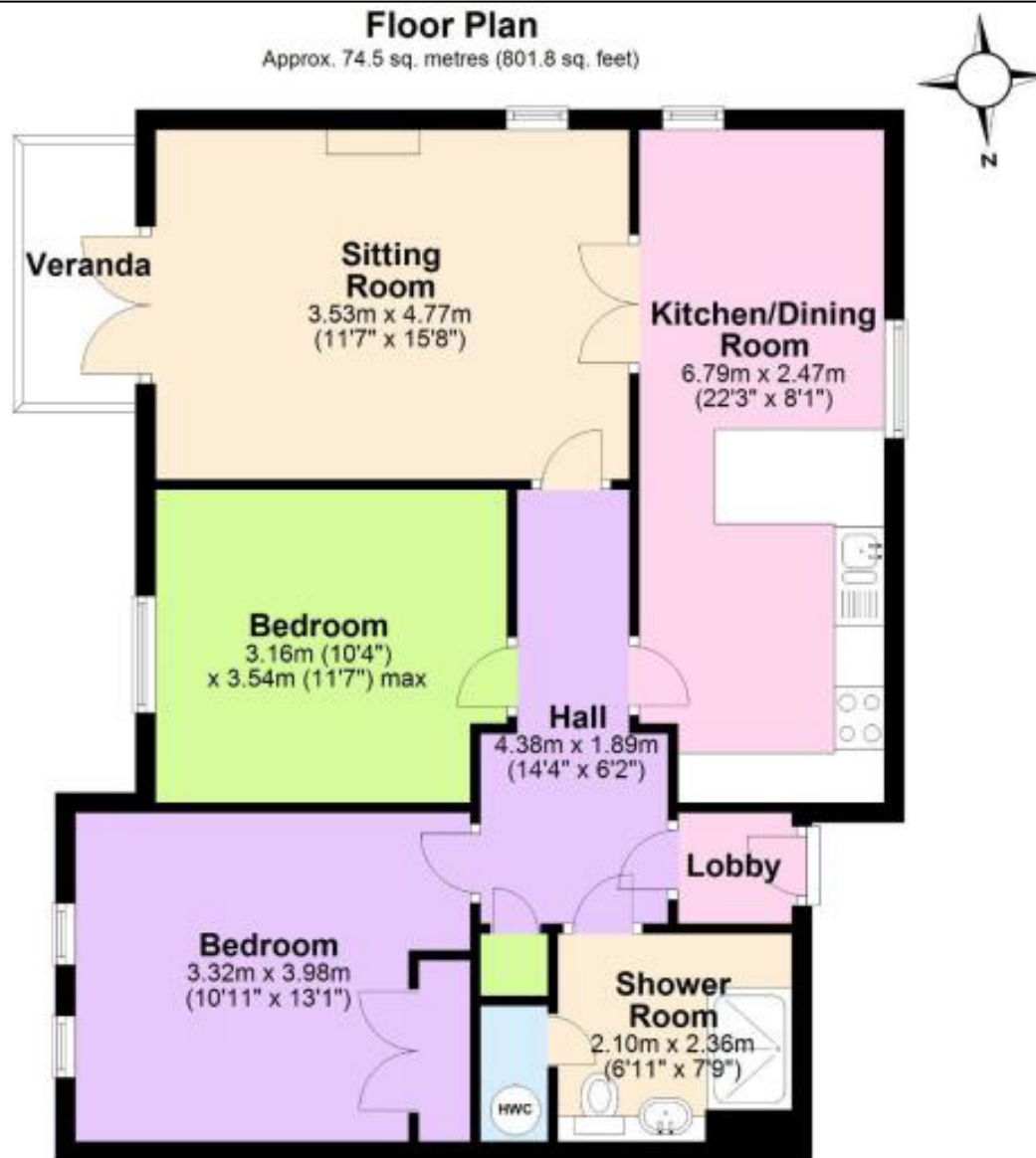
SERVICE CHARGE

For year 2024/2025 £5,844.00.
No ground rent.

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		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 74.5 sq. metres (801.8 sq. feet)

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions.
Plan produced using PlanUp.

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