



# 1 The Laurels

Eddington, Hungerford, Berkshire, RG17 0DZ





An unusual one bedroom ground floor apartment with lots of character situated in lovely communal grounds in Eddington.

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334  
Email: sales@nyeandco.co.uk

www.nyeandco.co.uk

Entrance hall | Kitchen | Large living room with vaulted ceiling | Kitchen | Internal hall | Shower room | Bedroom  
Gas central heating | Allocated parking | Mature communal gardens | Lease of 149 years from 2023

Price £175,000

SITUATION

The property is conveniently situated in Eddington which has convenient access to the M4 and Newbury. within walking distance short walk from Hungerford High Street and railway station. Hungerford offers a range of local shops including butchers, bakers, post office, ne wsagent, 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).

DESCRIPTION

Accommodation comprises entrance hall, large living room with vaulted ceilings, kitchen, internal hall and shower room. The property has gas central heating. Outside there are lovely communal gardens and allocated parking for one car.

LEASE

Lease : 149 years from 2023

SERVICE CHARGE

£1,615.01 for year 2024-2025

GROUND RENT

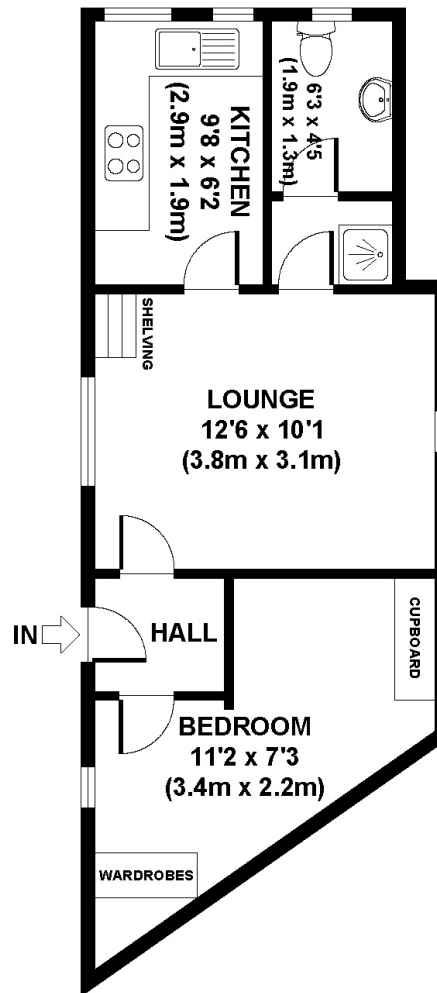
£0 per annum

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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.



GROSS INTERNAL  
FLOOR AREA 364 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 364 SQ FT / 34 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)

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: [sales@nyeandco.co.uk](mailto:sales@nyeandco.co.uk)

[www.nyeandco.co.uk](http://www.nyeandco.co.uk)

