



7 Marlborough Court,  
Hungerford, Berkshire, RG17 0DT





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# A one bedroom, share of freehold, ground floor flat with patio doors onto a lovely communal garden situated in a small development in Hungerford.

114 High Street, Hungerford, Berkshire RG17 0LU

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

Entrance hall | Modern kitchen | Living/dining area with patio doors onto communal garden | Double bedroom | Shower room

Double glazing | Electric heating | Share of freehold | Parking for one car Lease of ? years | Sold with no onward chain

**Guide Price £179,500**

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## SITUATION

The property is conveniently situated a stone's throw from Hungerford High Street and railway station. Hungerford offers a range of local shops including butchers, bakers, post office, newsagent, 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). Junction 14 of the M4 is some three miles north of the town.

## DESCRIPTION

A one bedroom ground floor flat set in a small development, benefitting from a share of the freehold. Accommodation comprises entrance hall, modern kitchen and living/dining area with doors onto the pretty communal garden. There is a double bedroom and modern shower room. The property has double

glazing and electric heating. Outside there is a pretty communal garden with a lovely view over Hungerford and parking for one car. The property is being sold with no onward chain.

Lease length –  
Ground rent – £0 per annum  
Service charge -

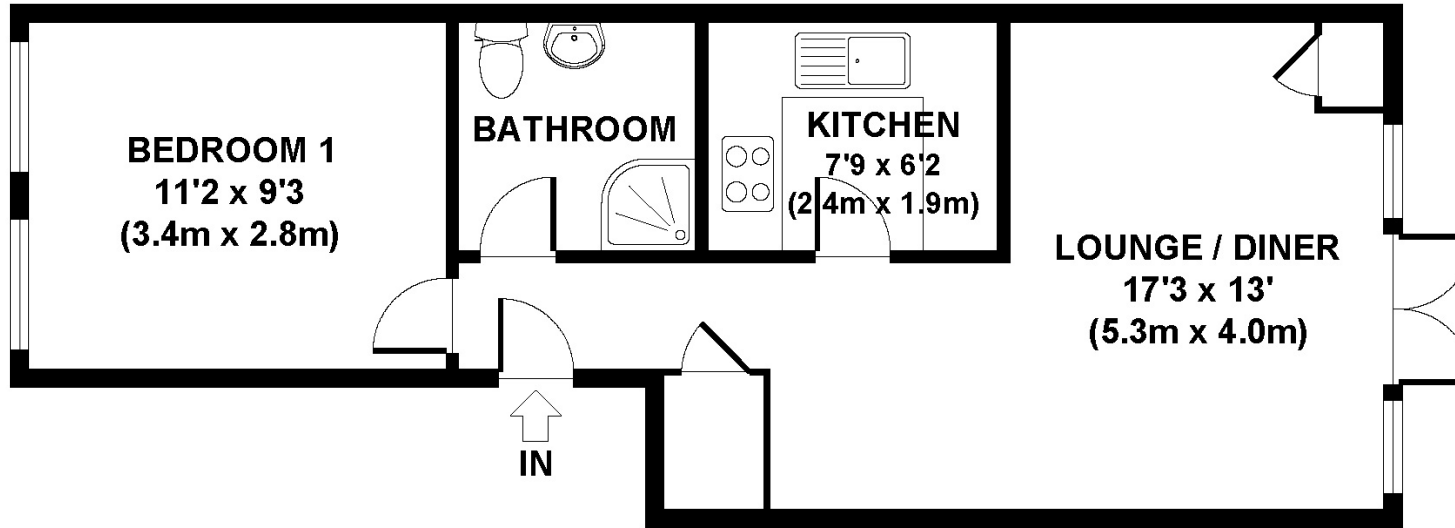
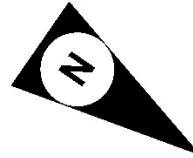
## COUNCIL TAX

Band B – West Berkshire

## DIRECTIONS

From our offices in the High Street turn left up Park Street. Take the first right onto Fairview Road and you will find Marlborough Court on your right hand side.

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**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 407 SQ FT**

**APPROX. GROSS INTERNAL FLOOR AREA 407 SQ FT / 38 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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