



7 Marlborough Court,
Hungerford, Berkshire, RG17 0DT



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

Telephone: 01488 683334

Email: sales@nyeandco.co.uk

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 over 750 years | Sold with no onward chain

Guide Price £179,500

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 – Over 750 years

Ground rent – £0 per annum

Service charge - £1,440 for year 2025/2026

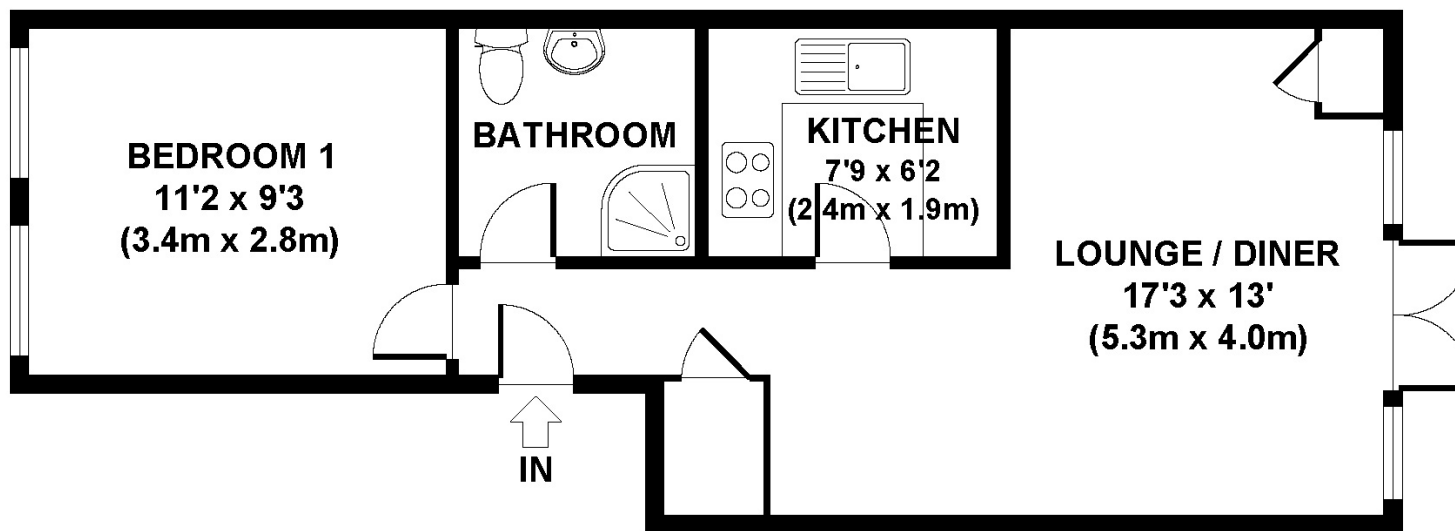
COUNCIL TAX

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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



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