



13 Firgrove Court,
Hungerford, Berkshire, RG17 0DD



A one bedroom, second floor flat with a lease of 91 years situated a stone's throw from Hungerford High Street and railway station.

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: sales@nyeandco.co.uk

www.nyeandco.co.uk

Entrance hall | Modern kitchen with appliances | Living room | Double bedroom | Bathroom with walk in shower
Double glazing | Electric heating | Communal parking | Lease of 91 years | Sold with no onward chain

Guide Price £135,000

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 second floor flat which is presented to the highest standard. Accommodation comprises entrance hall and modern kitchen with appliances (upright fridge/freezer with water dispenser, washing machine, dishwasher and fitted oven and hob with extractor hood). There is a living room with large window, double bedroom and modern bathroom with walk

in shower. The property has double glazing, electric heating and benefits from a water softener.

Outside there is communal parking, drying area and bin store. The property is being sold with no onward chain.

Lease length – 99 years from 2017

Ground rent – £200 per annum

Service charge Approximately £900 per annum

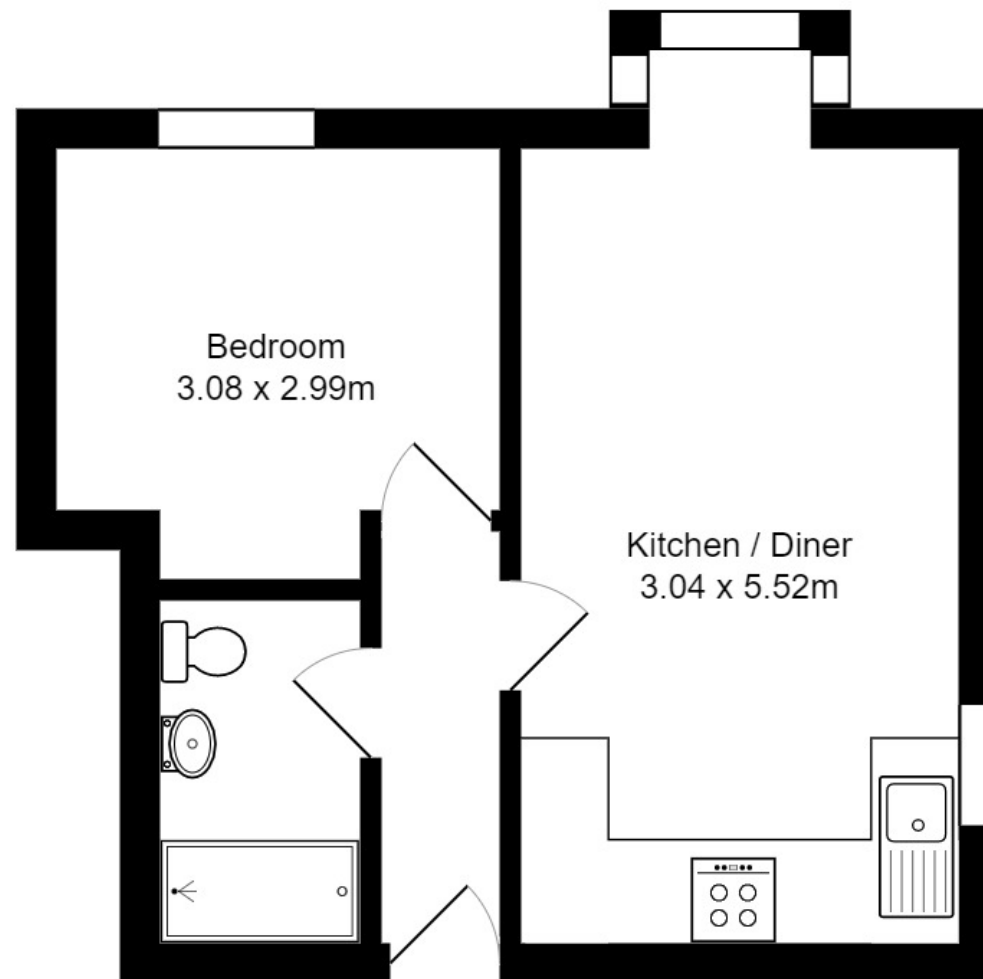
COUNCIL TAX

Band B – West Berkshire

DIRECTIONS

From our offices in the High Street turn left up Park Street. Continue along Park Street and the property can be found on your left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



Second Floor

Total Area = 33.2 m²

This floor plan is a conceptual illustration: no responsibility is taken for any error, omission, inaccuracy or misunderstanding of this floor plan.



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