

12 Marlborough Court,
Hungerford, Berkshire, RG17 0DT



A one bedroom, share of freehold, ground floor apartment with private balcony situated in a small development 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

Private door | Entrance hall | Kitchen with window | Living/dining area with patio doors onto private balcony | Double bedroom

Bathroom with window | Double glazing | Gas heating | Share of freehold | Parking for one car | Lease of 984 years | Sold with no onward chain

Guide Price £175,000

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 ground floor apartment with private balcony and share of the freehold. Accommodation comprises private front door onto entrance hall with airing cupboard, kitchen with fitted base units and window. The living room has double glazed French doors opening onto a private balcony with gorgeous views over Hungerford and rolling countryside beyond. There is a double

bedroom and bathroom with shower over bath and window. The property has gas central heating and UPVC double glazing.

Outside there are lovely communal grounds and parking for one car.

Lease length – 999 years from April 2010

Ground rent – Peppercorn

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

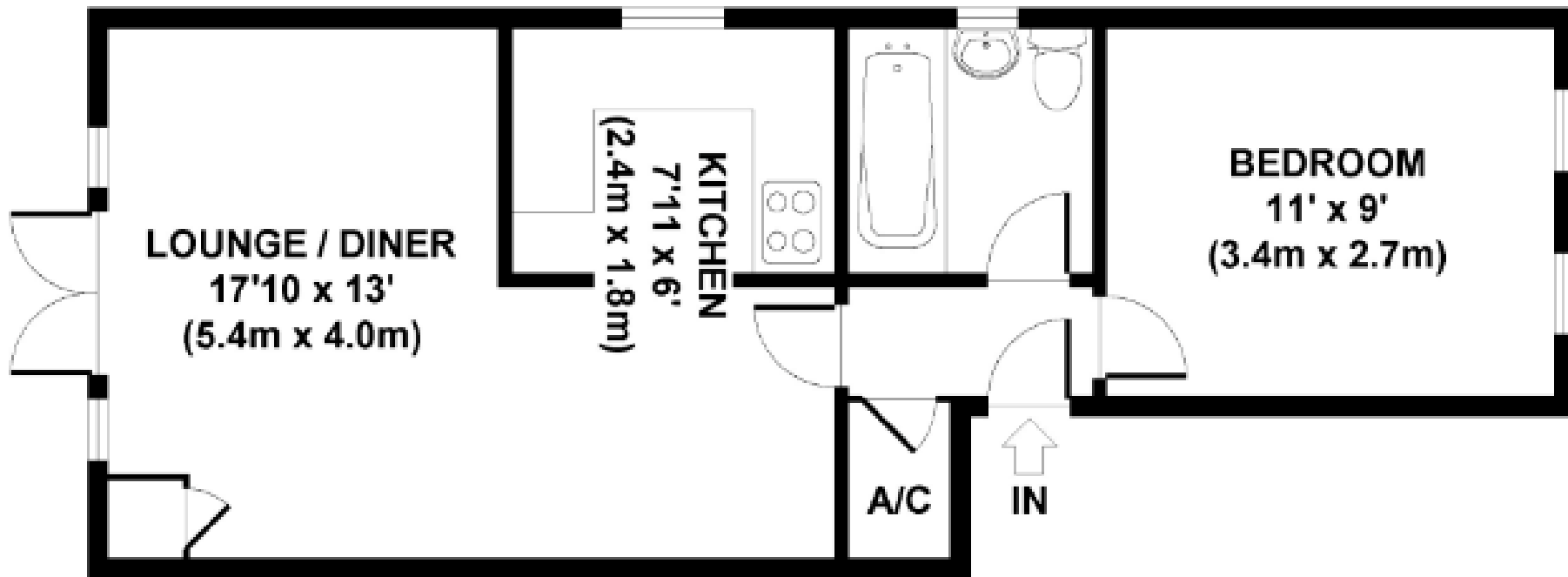
COUNCIL TAX

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		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 402 SQ FT**



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