



### **31 Bearwater, Charnham Street, Hungerford, Berkshire RG17 0NN**

A spacious, two-bedroom ground floor apartment set in private gardens and grounds with a lake and just a short walk from the centre of this bustling market town.



**Entrance Hall**

**Sitting Room**

**Kitchen/Dining Room**

**Two Double Bedrooms**

**Walk In Shower Room**

**Conservatory**

**Garage**

**Patio Garden**

**999 year Lease  
(from 1984)**

**No Ground Rent**

**55+ Age Covenant.**

## The Property

31 Bearwater is a recently redecorated two bedroom ground floor apartment with conservatory, patio garden and garage.

Upon entering the property through the porch is a spacious hall with useful storage cupboard.

The fully fitted kitchen features a range of fitted units along with an integrated Indesit oven, integrated dishwasher and integrated washing machine. The open plan kitchen opens up to a spacious dining room which hosts double doors to the living room and conservatory. From the conservatory there is access onto the patio garden.

Back down the hallway are two double bedrooms both benefiting from a built in wardrobe. The property also has a walk in shower room with WC and basin.

There is electric storage heating and double glazing. A single garage, with light and power, is located in a block nearby.

**Guide Price: £320,000 (Leasehold)**

## Directions to Bearwater

From the M4 take the A338 Salisbury Road south to Hungerford and the Kennet valley. At the T junction with the A4 at the bottom of Eddington Hill turn right past Oxford Street on your right and cross over the River Kennet. At the junction with the Bear Hotel continue along the A4 towards Marlborough and into Charnham Street.

Bearwater can be found a short distance on the left opposite the mini showroom..

**Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.**

**For viewings please call the Estate Manager on 01488 684700 / 07384 818 387 (Mon-Fri 9am-5pm)**



Sitting Room



Dining Area



Kitchen/Dining Room



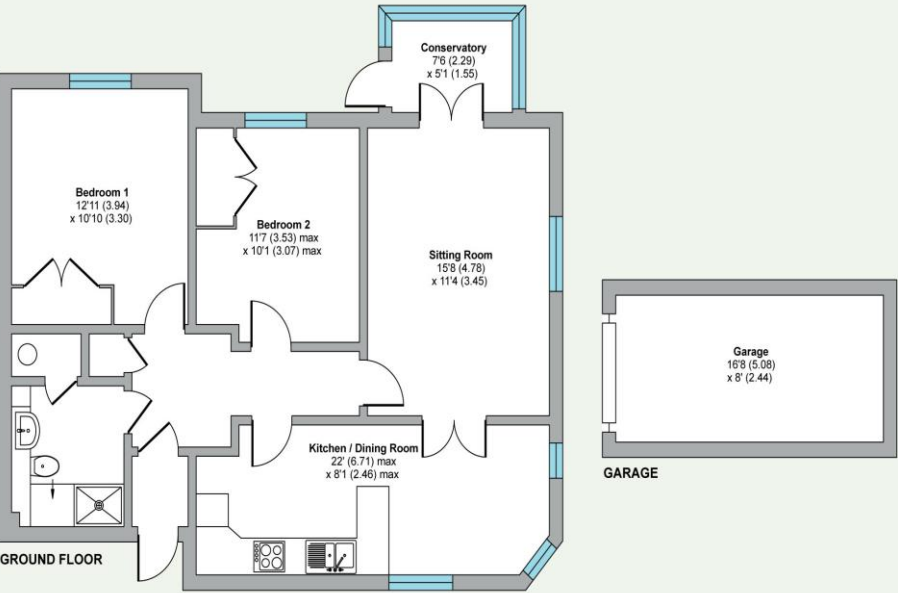
Bedroom 1



Bedroom 2



Walk in Shower Room



Rear Garden

**Approximate Gross Internals: 78.9 m<sup>2</sup> / 850 ft<sup>2</sup>**

**Service Charge: £5865 pa**

**Energy Performance Rating: D**

**Council Tax Band: D**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.



# Bearwater

Once mainly water meadows, Bearwater is a beautiful estate with its own lake, set in five acres of grounds on the banks of the River Dun. The two-bedroom properties are arranged around two well-established garden squares. Despite the attractively-remote feel, just a short walk across two wooden bridges and along a pretty riverside path brings you into the centre of Hungerford, arriving near the John o' Gaunt Inn.

With its many original and beautiful buildings, this small historic town perfectly fits its setting in the North Wessex Downs Area of Outstanding Natural Beauty. It has both essential shops and interesting independent retailers, being especially well-loved by antique collectors, and it hosts a weekly general market and a monthly farmers' market. There are a number of unique cultural events that take place every year, including the ancient ceremony of Tutti Day and an Arts Festival. The town also has a mainline station and is close to the M4. The local area offers a wide variety of opportunities to explore the outdoors, from gentle walks along the canal at Hungerford Wharf and strolls amongst the famous snowdrops at Welford Park, to the stunning views across the county atop the hills of Combe Gibbet.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

## Services and Amenities at a Glance



35 PROPERTIES  
BUILT 1987



5 ACRES



RESIDENT  
ESTATE  
MANAGER



GARDENER



RIVERSIDE  
GARDEN



Bearwater Lake



Hungerford Town Hall



Kennet & Avon Canal



The Three Swans Hotel

Cognatum Property Limited, Pipe House,  
Lupton Road, Wallingford, Oxfordshire OX10 9BS

T: 01491 821170

E: [property@cognatum.co.uk](mailto:property@cognatum.co.uk)

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

Cognatum  
PROPERTY  
RETIRE IN STYLE