



24 Crown Mews  
Hungerford, Berkshire, RG17 0NR

marc allen



# 24 Crown Mews

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£135,000

A well proportioned first floor apartment situated in an attractive development exclusively for those over 55 years of age.

## Description

The accommodation includes a communal hall with telephone entry and stairs to the first floor. There is a separate entrance hall, a good sized sitting room with doors to a balcony and a kitchen with a range of smart units. There is a double bedroom with a built-in wardrobe and the bathroom also includes a shower. For peace of mind there is an intercom system and emergency pull cords in case assistance is required. Outside there are lovely communal gardens with areas of lawn and well tended borders. Crown Mews is very conveniently situated behind the High Street. NO ONWARD CHAIN.

## Hungerford

The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school and also a nursery school rated outstanding by Ofsted. There are also pubs, restaurants and numerous leisure activities and clubs. The M4 motorway can

be joined approximately 3 miles to the north and there is a rail service from the town to Newbury, Reading, London (Paddington) and the West Country (Reading to Taunton line).

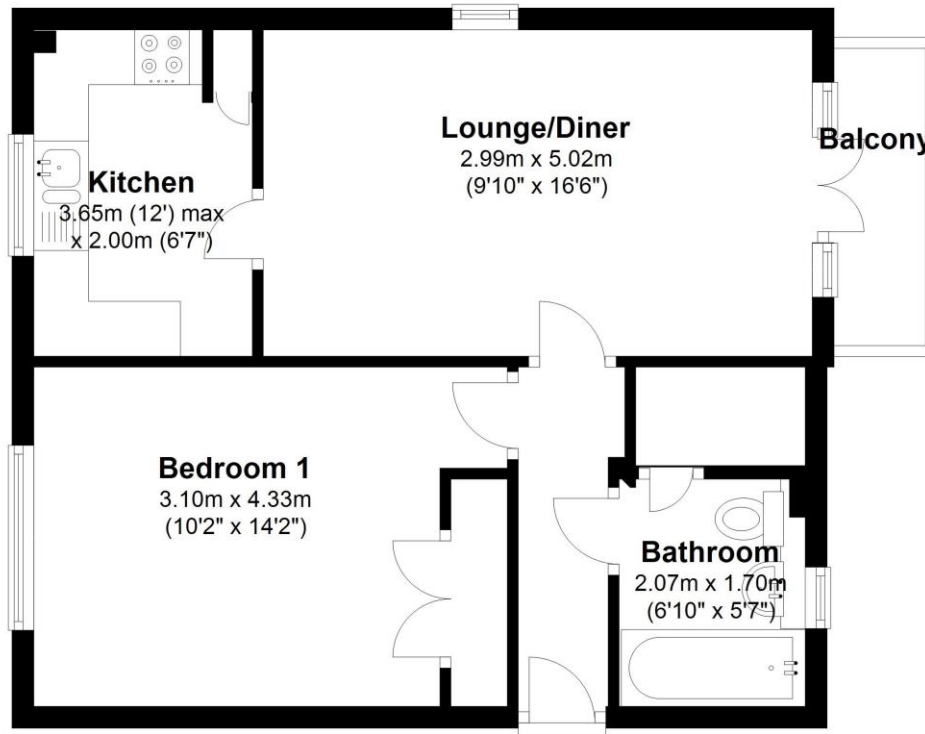
## Directions

From our office turn right down the High Street and first left into Church Street. Take the first left turn into Crown Mews and No.24 will be found straight ahead and slightly to the right.

- Communal Hall with telephone entry
- Entrance Hall
- Sitting Room with doors to a balcony
- Refitted Kitchen
- Double Bedroom
- Bathroom with Shower
- Replacement Double Glazing
- Attractive Communal Gardens



## Ground Floor



To view this property call Marc Allen Estate Agents on **01488 685353**

### Communal Door

With telephone entry. Stairs to first floor. Door to:-

### Entrance Hall

### Sitting Room

16' 2" (4.93m) x 9' 9" (2.97m). Double glazed French doors to balcony. Electric panel heater. TV aerial point. Telephone point.

### Kitchen

9' 9" (2.97m) x 6' 10" (2.08m). Fitted with a range of grey finish wall and base storage units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Electric cooker point with extractor over. Plumbing for automatic washing machine. Appliance space. Electric fan heater.

### Bedroom

12' 1" (3.68m) x 10' 2" (3.1m). Built-in double wardrobe. Electric panel heater. Telephone point. Access to loft.

### Bathroom

A white suite comprising twin grip panalled bath with a separate Mira shower over, wash hand basin and w.c. Tiled surrounds. Extractor fan. Electric fan heater. Airing cupboard with hot water tank and immersion heater.

### Outside

There are very attractive communal gardens laid to lawn with well stocked borders which include shrubs, roses and trees.

### Lease

The remainder of a 99 year lease which commenced in June 1987.

### Ground Rent

Currently £50 per annum.

### Service Charge

To be confirmed.

### Services

All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: [sales@marcallen.co.uk](mailto:sales@marcallen.co.uk)

**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             |         | 74   C    |
| 55-68                    | D             | 67   D  |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

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