

**2 THE LAURELS
HUNGERFORD**



2 The Laurels

Oxford Street, Hungerford, Berkshire, RG17 0DZ

£175,000

Approximately 0.7 Miles to Hungerford
Railway Station

Approximately 8 Miles to Newbury

Approximately 2.8 Miles to M4 J14

- Ground Floor Flat
- Leasehold 118 Years Remaining
- Sitting Room
- Kitchen
- Bedroom
- Shower Room
- Cellar/Basement Room
- Gas Central Heating
- Pretty Communal Gardens
- Private Residents Car Park
- No Onward Chain
- Service Charge £1,870.28 Per Annum
- Ground Rent £321 per annum



Situation

The pretty market Town of Hungerford is steeped in History and sits on the banks of the chalk stream River Kennet and the Kennet and Avon canal. The Town is well served by a variety of shops including butchers, bakers, independent retailers and of course antique shops. Other amenities include two supermarkets, a post office, a building society and a doctors surgery. There is also a swimming pool, leisure sports centre, gym and tennis club.



The Property

A charming ground floor flat which forms part of an attractive period building overlooking pretty communal gardens.

The property is located in Eddington, a small Hamlet on the edge of Hungerford just a stones throw from the chalkstream river Kennet and approximately ten minutes walk from the town centre.

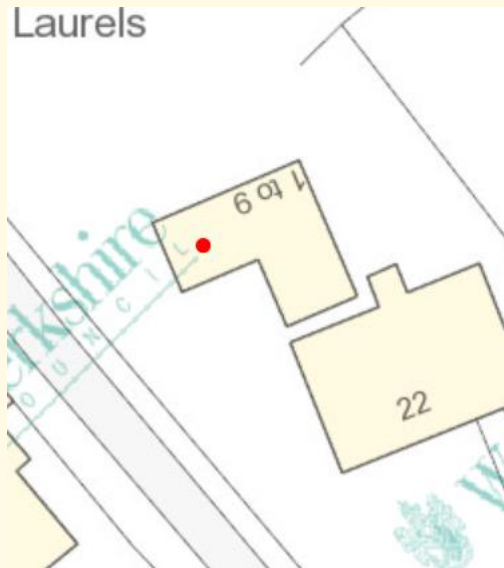
The accommodation includes a comfortable Living room with a fireplace and bay window. There is also a well appointed Kitchen and a Bedroom served by a modern shower room. Steps lead down to a useful converted Cellar which could serve as a home office space.

Gas central heating and double glazing are the finishing touch.

Outside

The property overlooks the lovely communal gardens which include well tended lawns and mature trees. There is also a private residents car park.





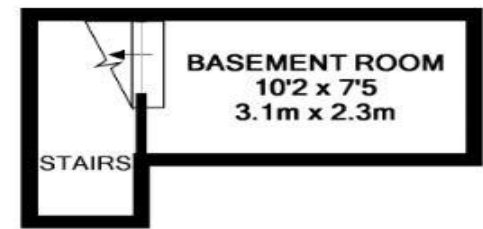
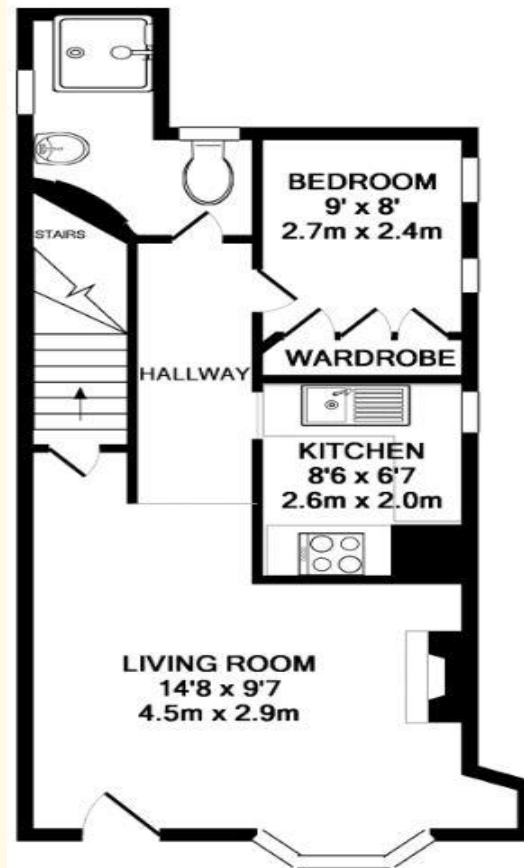
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Services

Mains Water & Drainage
 Mains Electricity
 Mains Gas

Council Tax Band: B

What 3 Words Location: [///stoppage.irrigated.survey](http://stoppage.irrigated.survey)



1ST FLOOR
 APPROX. FLOOR
 AREA 80 SQ.FT.
 (7.4 SQ.M.)

GROUND FLOOR
 APPROX. FLOOR
 AREA 367 SQ.FT.
 (34.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 447 SQ.FT. (41.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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