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Flat E, 54 Church Street

Hungerford, Berkshire, RG17 0JH

An individual lower ground floor maisonette situated in a very convenient central location for the town. **Maybe of interest to investors as the property is currently let on an Assured Periodic tenancy (details available on request).**

Guide £155,000

- Private Entrance
- Sitting Room
- Kitchen
- Bedroom
- En-Suite Shower Room
- Communal Garden

110 High Street, Hungerford, Berkshire RG17 0NB
Tel: 01488 685 353 Fax: 01488 680844

Description

The property has a private entrance, not communal, and includes a sitting room, a galley kitchen and a separate bedroom. There is an en-suite shower room fitted in traditional white. Outside there is a communal garden laid to grass with decorative railings and a pathway to the property. Please note: Photos are from when the property was vacant.

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, pubs and 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 and the property will be found just along on the left hand side.



Porch

Steps to front door.

Sitting Room

13' 4" (4.06m) max x 13' 2" (4.01m) max. Night storage heater.

Kitchen

11' 11" (3.63m) x 4' 10" (1.47m). Fitted with a range of light coloured wall and base units with work surfaces over and tiled surrounds. Built-in electric oven, hob and extractor. Extractor fan. Single drainer stainless steel sink unit with a mixer tap and water heater below.

Bedroom

11' 7" (3.53m) max x 8' 11" (2.72m) max. Night storage heater.

En-Suite Shower Room

With a shower enclosure, wash hand basin and w.c. Heated towel rail.

Outside

There are communal gardens laid to grass at the front with steps and railings leading to the flat.

Lease

The remainder of a 125 year lease which commenced in March 2005.

Ground Rent

Currently £100 per annum until 31st March 2035 then £200 per annum.

Maintenance Charge

Approx £1,000 per annum.

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.

