17 Ramsbury Drive

Hungerford, Berkshire, RG17 0SG

marc allen

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Guide £197,500

A nicely presented two bedroom top floor apartment situated in a convenient location within the town.

Description

Situated in a quiet and sought after residential area is this spacious two bedroom second floor apartment. There is a good sized living room, a fitted kitchen and plenty of storage space. Outside there are communal gardens and two allocated parking spaces.

Hungerford

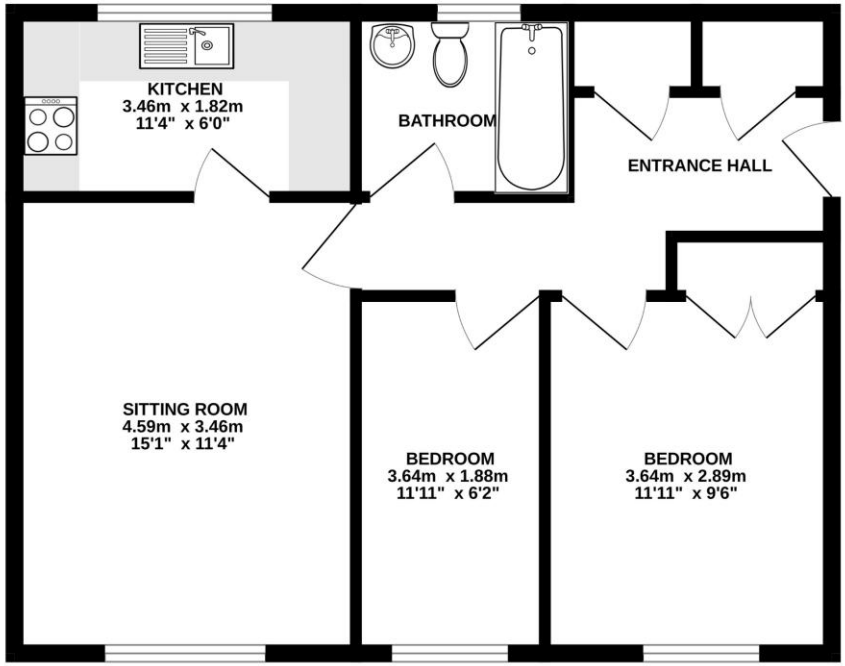
The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school 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 right at the mini roundabout onto Park Street. Follow along and then turn right into Ramsbury Drive and No.17 will be found on the right hand side.

- Entrance Hall
- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Two Parking Spaces
- Communal Gardens
- Quiet Second Floor Situation
- Extended Lease
- Top Floor Apartment
- FREEHOLD CURRENTLY BEING APPLIED FOR
- NO ONWARD CHAIN
- EXTENDED LEASE 999 YEARS

SECOND FLOOR



17 RAMSBURY DRIVE HUNGERFORD RG17 0SG

TOTAL FLOOR AREA : 54.5 sq.m. (587 sq.ft.) approx.

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

Communal Entrance
Stairway gives access to:-

Entrance Hall
Entryphone system. E7 Electric heater. Walk in store cupboard.

Sitting Room
E7 Electric heater. Cove and artex ceiling.

Kitchen
Fitted units with laminate work surfaces. Polycarbonate sink unit with mixer tap. Tiled splashbacks. Iintegrated oven, hob and extractor. Plumbing for automatic washing machine. Appliance space. Wall mounted convector heater. Vinyl floor.

Bedroom 1
E7 Slimline electric heater. Double built in wardrobe.

Bedroom 2
E7 Slimline electric heater. Single built in wardrobe.

Bathroom
White suite comprising panelled bath with shower over. Wash hand basin and wc. Tiled splashbacks. Shaver socket. Electric convection heater. Laminate floor.

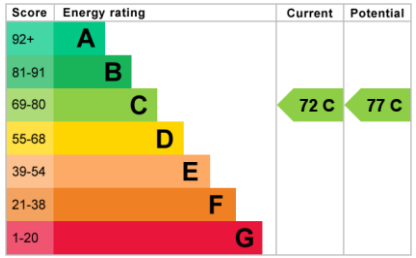
At the front of the property is
An enclosed communal lawned garden. Two car parking spaces and a bin store area.

At the rear of the property is
A further enclosed communal garden area.

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.

Please Note:
Freehold is currently being applied for.

Extended Lease 999 Years



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

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