

DOWNER & CO

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2 Lion Mews, Lambourn, Hungerford RG17 8YY

Price: £210,000

Features.

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Description.

A super spacious Grade II listed two double bedroom apartment located in the heart of this bustling village, within walking distance to all the amenities. On the first floor, the apartment has a beautiful outlook over the church from the living room and has character features throughout including a fireplace and sash windows. The apartment has the huge added advantage of a very long lease of 974 years unexpired and comes with a Share of the Freehold.

The accommodation includes a communal entrance with only one other apartment, entrance hall, large dual aspect living/dining room, re-modelled kitchen, master bedroom with en-suite bathroom and second double bedroom with en-suite shower room and has gas central heating. Outside there is a small communal garden and two allocated parking bays, accessed via twin electric gates.

Lease details & outgoings:
Lease 999 Years from March 2000.
Service Charge: £2,245 per annum.
Share of Freehold







Location.

Lambourn is located within a stunning valley which is widely recognised as a major centre for horse racing. There is a selection of local shops/stores, doctors' surgery, primary school, recreational facilities, pubs and a church. It is surrounded by beautiful rolling countryside including the nearby Ridgeway offering superb walks and other countryside pursuits. It is within 5 miles of junction 14 of the M4 and 8 miles to Hungerford having a main line train station with direct fast trains to London Paddington and the West County.









Approximate Gross Internal Area
79.47 sq m / 855.40 sq ft

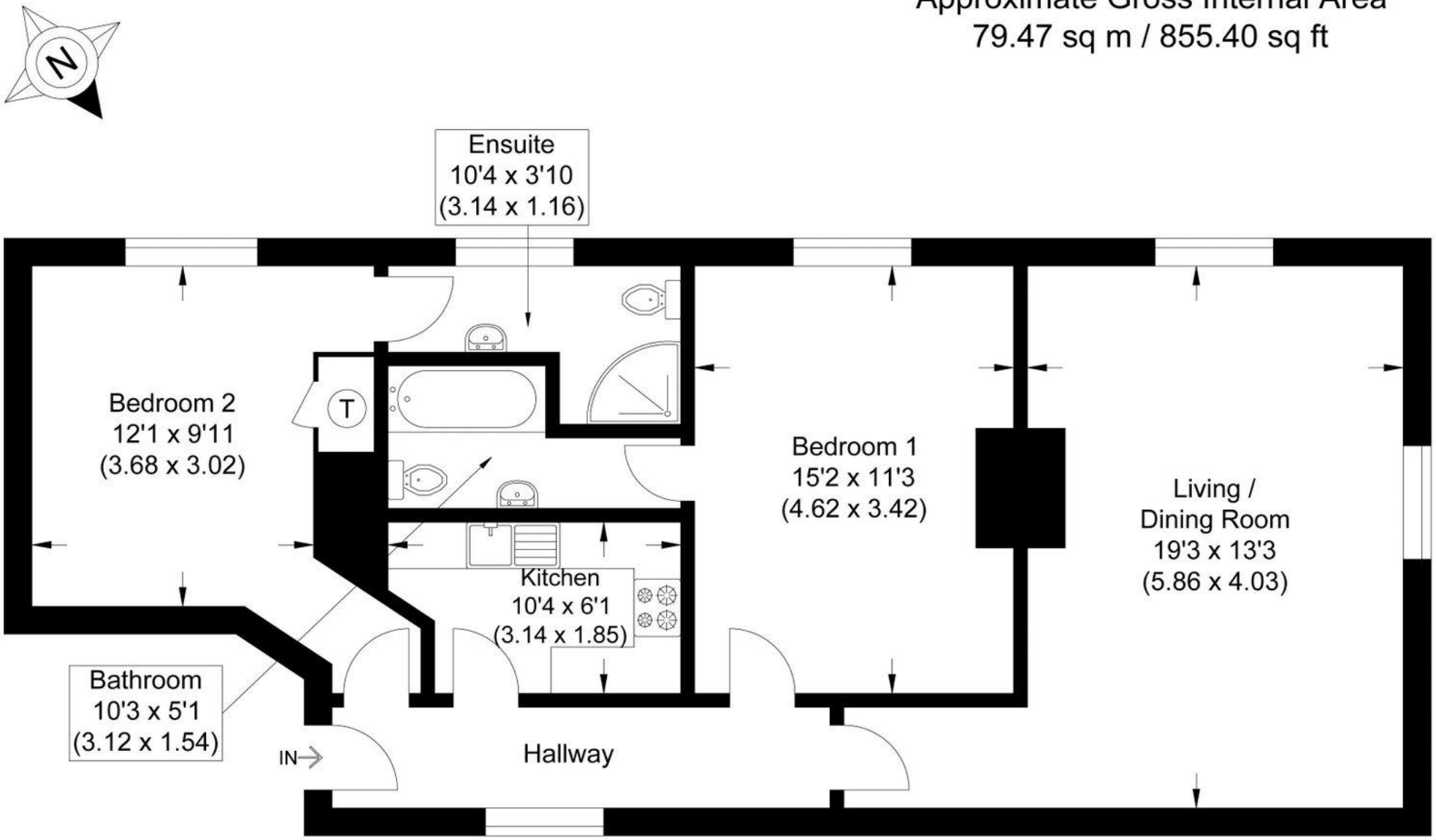


Illustration for identification purposes only, measurements are approximate, not to scale.







Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: TBA

COUNCIL TAX BAND:
2026/2027: £2,511.50.

TENURE: LEASEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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