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15 Firgrove Court

Hungerford, Berkshire, RG17 0DD

A nicely presented one bedroom flat situated in a convenient location for the Railway Station, The Common and the town.

£125,000

- Entrance Hall
- Sitting Room
- Refitted Kitchen
- Bedroom
- Bathroom
- Communal Gardens
- Residents Car Park

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

Description

The property has been upgraded and includes a newly fitted kitchen, a bathroom complete with a shower, a light and airy sitting room and bedroom with a built in wardrobe. Outside there are communal gardens and resident car park. 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 right at the mini roundabout onto Park Street. Follow along and turn left into Firgrove Court, an no.15 will be found along on the left hand side.

Door to communal hall. Stairs to flat.

Entrance Hall

Telephone point.

Sitting Room

Box window. Night storage heater. Opening to:-

Refitted Kitchen

9' 6" X 5' 9". With a smart range of shaker style wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Plumbing for automatic washing machine. Appliance space. Built in electric oven and ceramic hob.

Bedroom

10' 3" X 8' 3". Built in wardrobe. Electric heater.



Bathroom

A white suite comprising panelled bath with a tribu shower and screen, wash hand basin and wc. Extractor fan. Tiled surrounds.

Outside

There are communal gardens laid to grass with hedging, pathways and a residents car park.

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.

Lease

The remainder of a 183 year lease, which commenced in 2016.

Service Charge

£1,127.42 per annum.

Ground Rent

£100.00 per annum.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		