

**GARDEN MEWS, 1 WILLIAMS COURT
HUNGERFORD**



Garden Mews, 1 Williams Court Park Street, Hungerford, Berkshire, RG17 0DR

£399,950

Approximately 0.1 Miles to Hungerford
Railway Station

Approximately 8.5 Miles to Newbury

Approximately 3.3 Miles to M4 J14

- Ground Floor Flat
- Private Garden
- Town Centre Location
- Long Lease Plus Share of Freehold
- Entrance Hall
- Double Aspect Living/
Dining Room With French
Doors Onto The Garden
- Well Appointed Kitchen
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Gas Central Heating
- Private Allocated Parking
Space
- No Onward Chain
- Service Charge £770 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 beautifully bright and airy Garden Flat located just yards from Hungerford High Street.

This lovely home offers comfortable living accommodation on one level and benefits from its own private west facing garden.

The well designed layout includes a private front door into the welcoming entrance hall which in turn leads to all the principal rooms. The spacious double aspect Lounge/Dining room has French doors opening onto the garden and there is also a modern Kitchen boasting an integrated oven and hob.

Three generously proportioned Bedrooms are served by an en-suite shower room in addition to a family Bathroom.

In all, a rare opportunity to purchase one of the very best Garden Flats in Hungerford.

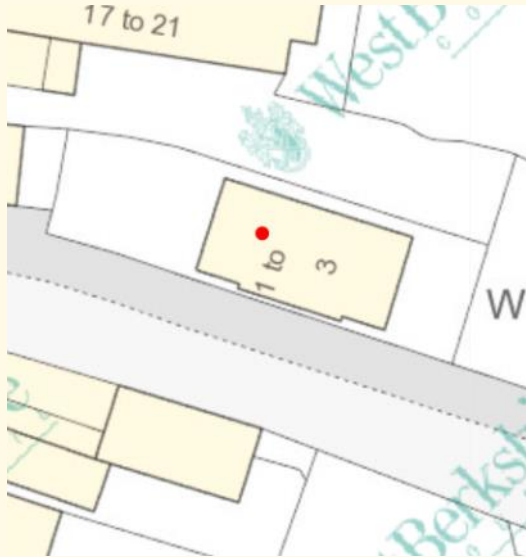
Outside

The property has a pretty garden with a patio and lawn flanked by well stocked borders. Garden shed. Access Gate.

Parking: The property has a private parking space in the residents car park.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Services

Mains Water & Drainage
Mains Electricity
Mains Gas

Council Tax Band: D

What 3 Words Location: ///polka.city.disprove

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Ground Floor

Approx. 87.1 sq. metres (938.1 sq. feet)



Total area: approx. 87.1 sq. metres (938.1 sq. feet)

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