
9 FOUNDRY HOUSE
HUNGERFORD
Marshall
Estate Agents

9 Foundry House

£195,950

Kennet Way, Hungerford, Berkshire, RG17 0YZ

Approximately 7.5 Miles to Newbury

Approximately 3 Miles to M4 J14

Approximately 9.5 Miles to Marlborough

- First Floor Apartment
- Leasehold Approximately 150 Years Remaining
- Communal Entrance Hall
- Private Entrance Hall
- Living/Dining Room
- Well Appointed Kitchen
- Two Bedrooms (Currently Merged To Form One Large Bedroom Suite)
- Superb Re-Fitted Bathroom Complete With Spa Bath With Shower Above
- Electric Thermostat Controlled Heating
- Double Glazing
- Well Tended Communal Grounds
- Intercom Entry System
- Private Residents Car Park With Two Spaces
- Maintenance Charge £120 PCM



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, two building societies and a doctors surgery. There is also a swimming pool, leisure sports centre, gym and tennis club.







The Property

A superbly presented first floor apartment located in an exclusive residential area just a short walk from the town centre.

The accommodation includes a comfortable Living/Dining room and a beautifully re-fitted Kitchen with painted finish cabinets and a built in oven, hob and Fridge Freezer. The property was originally built with two bedrooms which have now been merged to form a bright and airy main bedroom suite complete with fitted wardrobes. The second bedroom could be easily re-instated if preferred. Finally, there is a fabulous modern Bathroom featuring a Spa Bath with Shower above.

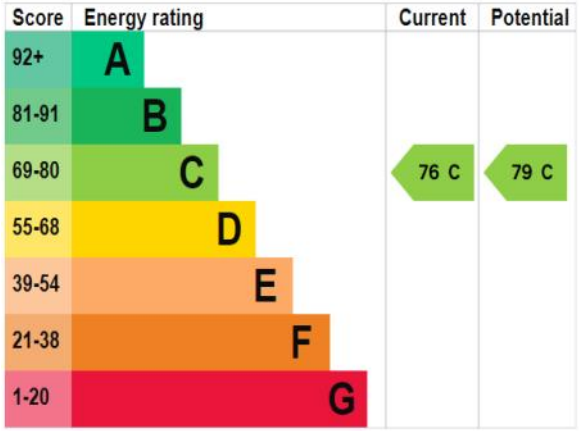
The property benefits from a recently extended lease and a share of the freehold.

Outside

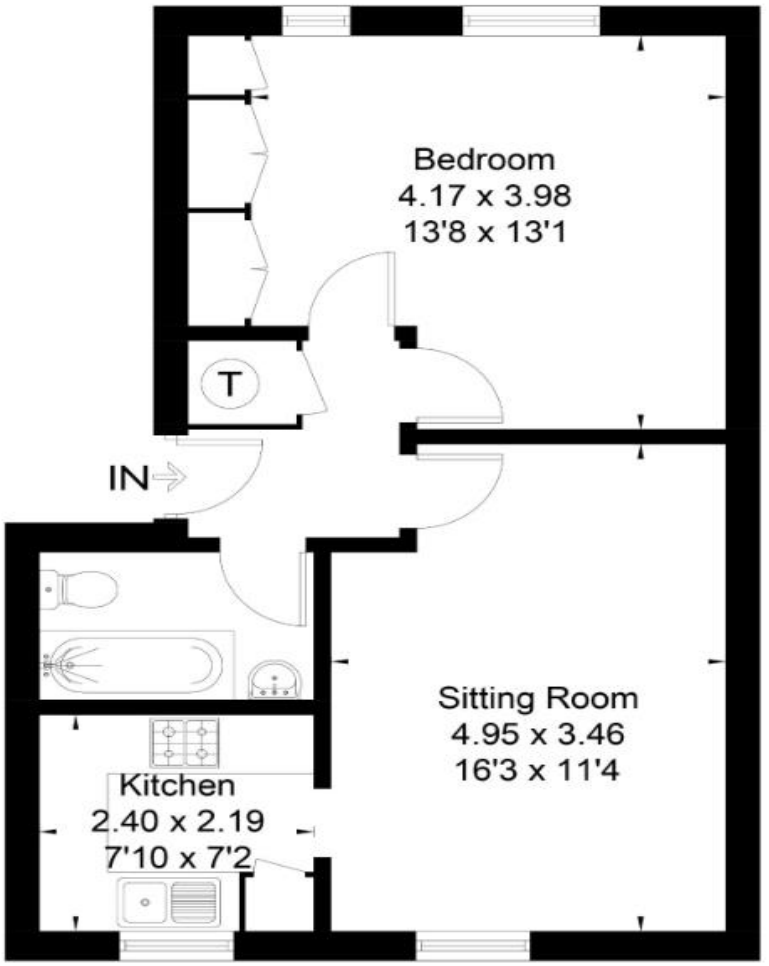
There are well tended communal grounds and a private residents car park.







Approximate Area = 47.9 sq m / 515 sq ft



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 307301

Services

Mains Electricity
Mains Water/Drainage

What 3 words Location: ///cuts.bonfires.hopping

Council Tax Band: C

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