



6 Chapel House

Church Street, Hungerford, Berkshire, RG17 0JG

marc allen



6 Chapel House

Church Street, Hungerford, Berkshire, RG17 0JG

Guide £265,000

An extremely spacious ground floor apartment with its own private garden.

Description

The property has very generous size living room, two good bedrooms and ample storage space. There is allocated parking and the property is within easy level walking distance of the town. There is a good lease as well as equal share of the freehold.

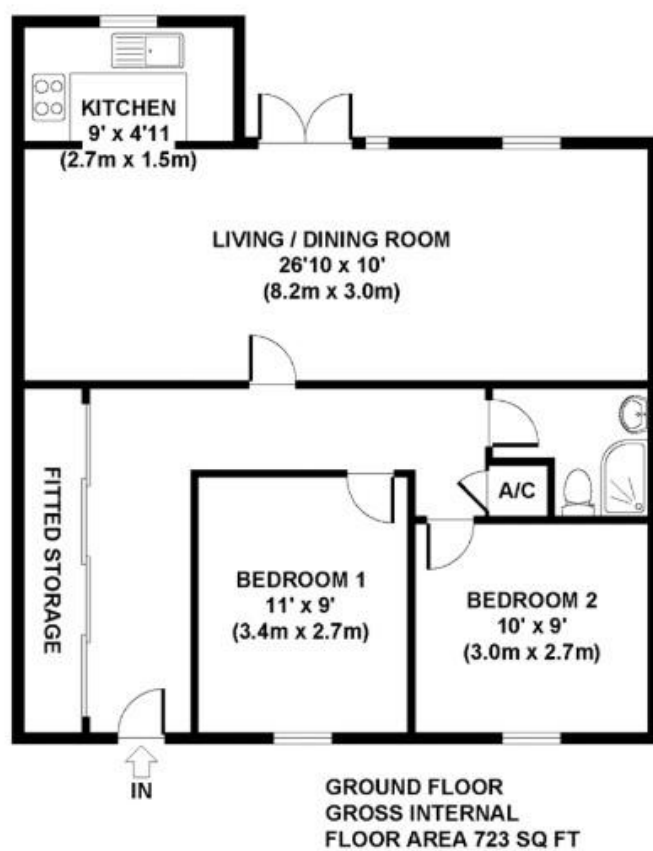
Hungerford

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 left at the mini roundabout onto Church Street and Chapel House will be found along on the right hand side.

- Ground Floor
- Private Garden
- Two Good Bedrooms
- Gas Central Heating
- Allocated Parking
- Share of Freehold
- Very Generous Accommodation



APPROX. GROSS INTERNAL FLOOR AREA 723 SQ FT / 67 SQ M



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

Communal Entrance

Door to:-

Entrance Hall

Hanging rails. Radiator. Storage area.

Inner Hall

Airing cupboard housing gas combi boiler, Trap to useful ceiling void.

Sitting Room/Dining Area

Wall lights. Recessed spot lights. Two Radiators. Double glazed french doors to the garden. Dimmer switch. Laminate flooring.

Kitchen

Wall and base units with matching work surfaces. One and a half bowl polycarbonate sink with mixer tap. Integrated oven, hob and filter canopy. Plumbing for automatic washing machine and dish washer. Appliance space. Splashbacks. Laminate floor.

Bedroom 1

Part panelled with dado rail. Recessed spot lights. Radiator.

Bedroom 2

Radiator. Recessed spot lights.

Bathroom

Shower enclosure, wc and wash hand basin. Half panelled walls with dado. Tiled splashback. Recessed spot lights and wall light. Heated towel rail. Tiled floor.

At the front of the property is

Communal access area.

At the rear of the property is

Private rear garden, patio, lawn and shrub borders and beds. Mature birch tree. Close board fencing. Rear access gate to car park.

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

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Services

All mains connected. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.

Lease

999 year lease commenced 24th June, 1983

Service Charge

£1,512.00 per annum.

Ground Rent

N/A

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The logo for Marc Allen is a green oval containing the text "marc allen" in a blue, lowercase, sans-serif font.

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