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## 11 Chapel Court

Hungerford, Berkshire, RG17 0HW

A very pleasant ground floor maisonette conveniently situated for all amenities.

Guide £115,000

- Entrance Hall
- Sitting Room
- Kitchen
- Bedroom
- Bathroom
- Residents Parking Area
- Communal Gardens

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

## Description

The property is offered for sale in good order throughout and the accommodation includes an entrance hall, a sitting room and a kitchen with a built-in oven and hob. There is a double bedroom and a bathroom with a shower over the bath. Outside there are communal gardens and residents parking areas.

## 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 Bear Hotel. Take the first left turn into Chapel Court, continue into the courtyard area and No.11 is on the right hand side.

## Front Door to:-

### Entrance Hall

Store cupboard with plumbing for automatic washing machine. Tiled floor.

### Sitting Room

12' 10" (3.91m) x 9' 4" (2.84m). Electric wall mounted heater. TV aerial point. Recessed spotlights.

### Kitchen

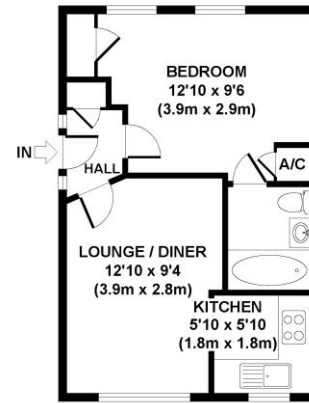
5' 10" (1.78m) x 5' 10" (1.78m). Fitted with a range of white wall and base storage units with drawers and work surfaces over. Single drainer stainless steel sink unit with a mixer tap. Tiled surrounds. Built-in oven, hob and extractor. Recessed spotlights. Tiled floor.

### Bedroom

11' 7" (3.53m) x 9' 6" (2.9m). Built-in wardrobe. Airing cupboard with hot water tank and immersion heater. Slimline electric wall heater.

## Bathroom

A modern white suite comprising panelled bath with a shower over and screen. Wash hand basin with vanity unit and w.c. Tiled floor and surrounds. Electric towel rail.



GROSS INTERNAL  
FLOOR AREA 332 SQ FT

## Outside

There are communal gardens and residents parking areas.

## Lease

The remainder of a 98 year lease which commenced in April 1984.

## Ground Rent

Currently £1 per annum.

## Service Charge

£504.00 per annum.

## 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.

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             | 69   C  | 77   C    |
| 55-68                    | D             |         |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |