



6 Marlborough Court
Hungerford, Berkshire, RG17 0DT



A rarely available, extremely spacious, two bedroom maisonette with beautiful views situated a stone's throw from Hungerford High Street and railway station.

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: sales@nyeandco.co.uk

www.nyeandco.co.uk

Private door access with entrance porch | Large entrance hall | Open plan kitchen/diner | Living room with far reaching views | Double bedroom | Single bedroom | Modern shower room | Gas central heating | Double glazing | Loft space | Communal parking | Lovely Communal gardens | No ground rent | Share of freehold

Price £239,950

SITUATION

The property is conveniently situated within a five minute walk of the train station, Hungerford High Street and Hungerford Common. Hungerford offers a range of local shops including butchers, bakers, post office, newsagent, chemist, and supermarket. The town is renowned as a centre for antiques. There is a primary school and secondary schooling. The mainline railway station has trains to London (Paddington) with Crossrail links from Reading station. Junction 14 of the M4 is some three miles north of the town.

DESCRIPTION

A deceptively spacious two bedroom maisonette situated in a small development of only twelve properties. Stairs shared with only one other property take you up to the property which is located on the first and second floor of the building. Accommodation comprises private door with entrance porch, entrance hall with space for a desk/study, open plan kitchen/diner and lounge with far

reaching views over the town. Upstairs there is a double bedroom, single bedroom and modern shower room. The property has gas central heating (boiler replaced in 2025), double glazing and loft space for additional storage. Outside there is plenty of communal parking and secluded, well tended communal gardens. The lease on the property will be extended to 999 years on completion of the sale and the owner will have a share in the company that owns the freehold. The low monthly maintenance cost of £140 per month including building insurance, building maintenance, window cleaning and gardening. There is no ground rent payable.

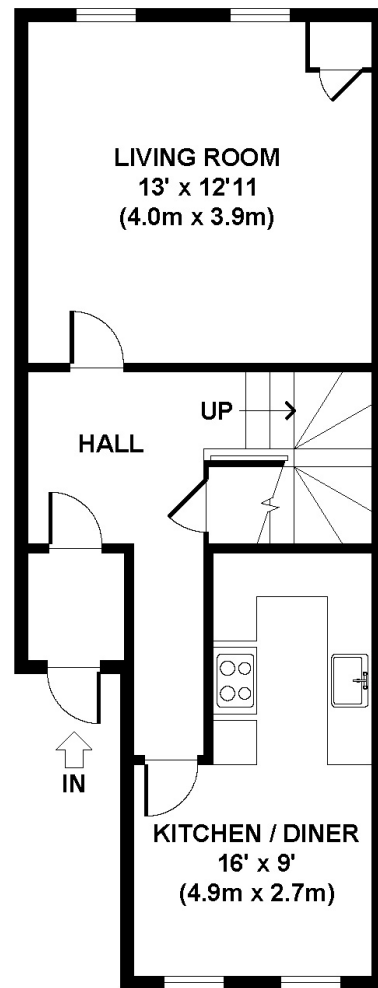
COUNCIL TAX

Band C – West Berkshire Council

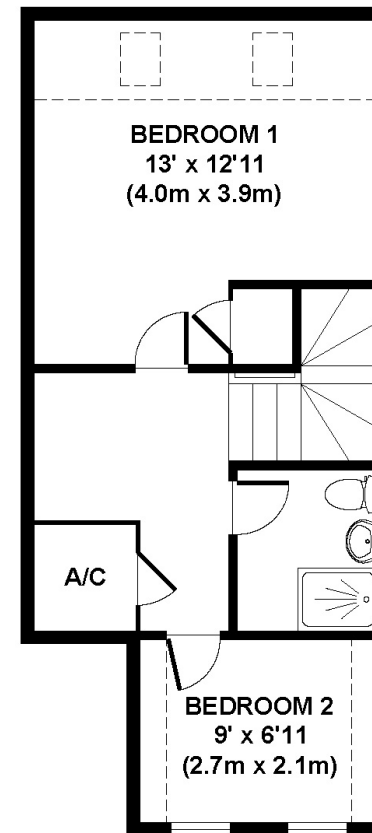
DIRECTIONS

From our offices in the High Street turn left up Park Street. Take the first right onto Fairview Road and you will find Marlborough Court on your right hand side.

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



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 420 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 362 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 782 SQ FT / 73 SQ M
 Floorplans are for identification and guideline purposes only, not to scale.
 Compliant with RICS code of measuring practice.
 Floorplans supplied by www.draftingfloorplan.com



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