



Features.

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Description.

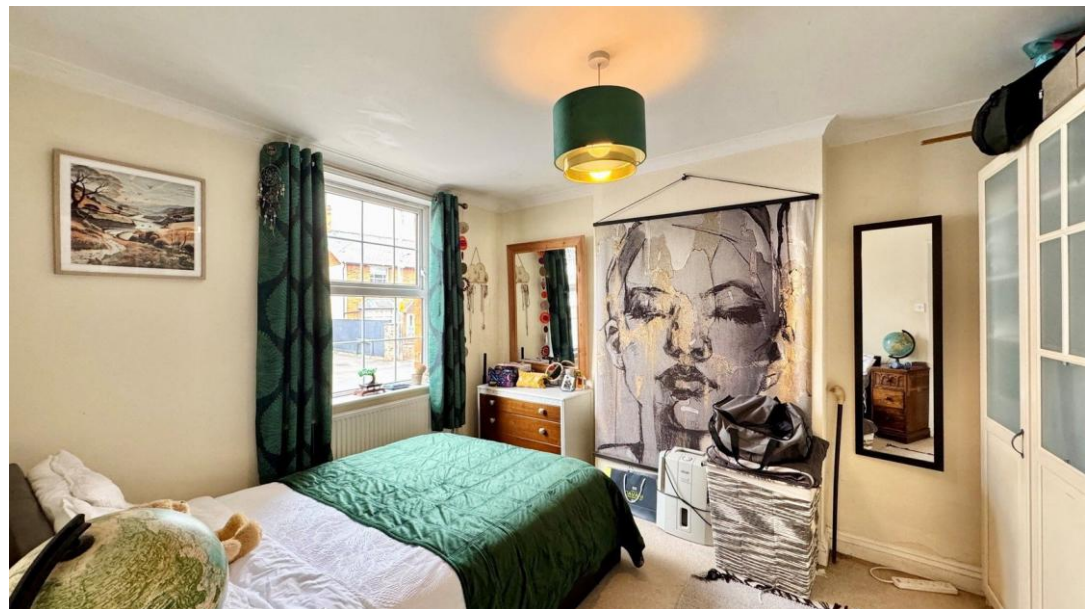
Investors only. Located in the centre of the village is a spacious one bedroom ground floor freehold flat that also owns the freehold to the flat above it. The property comes with a tenant currently paying £780 p.c.m which equates to a gross yield of 6.6%. The flat above has a 99 year lease from September '96, leaving approximately 69 years remaining, and pays a ground rent of £50 per annum. All costs relating to the building itself and the garden are shared equally with the long leaseholder of the upstairs flat.

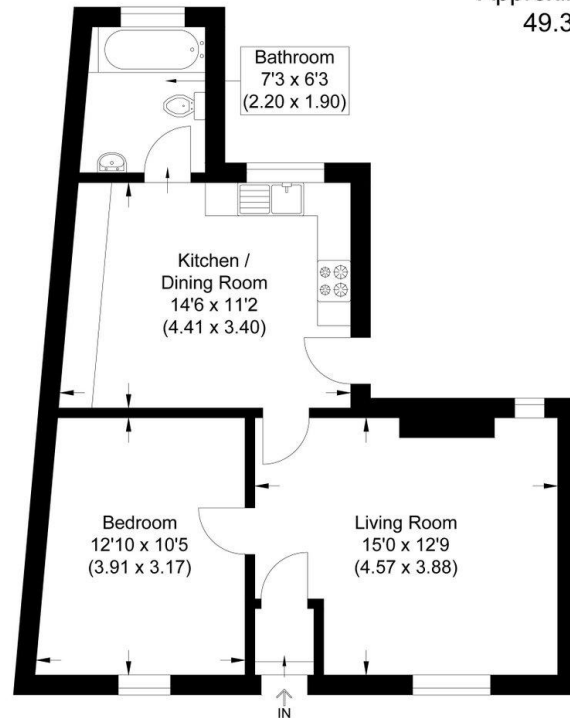
The accommodation consists of own front door, kitchen/dining room with back door to garden, living room with wood-burner, good size double bedroom and bathroom. Benefits include garden and shed shared with the flat above, and gas fired central heating (boiler installed 2025).



Location.

Lambourn is located within a stunning valley which is widely recognised as a major centre for horse racing. There is a selection of local shops/stores, doctors surgery, primary school, recreational facilities, pubs and a church. It is within 5 miles of junction 14 of the M4 and 8 miles to Hungerford having a main line train station with direct fast trains to London Paddington and the West County.





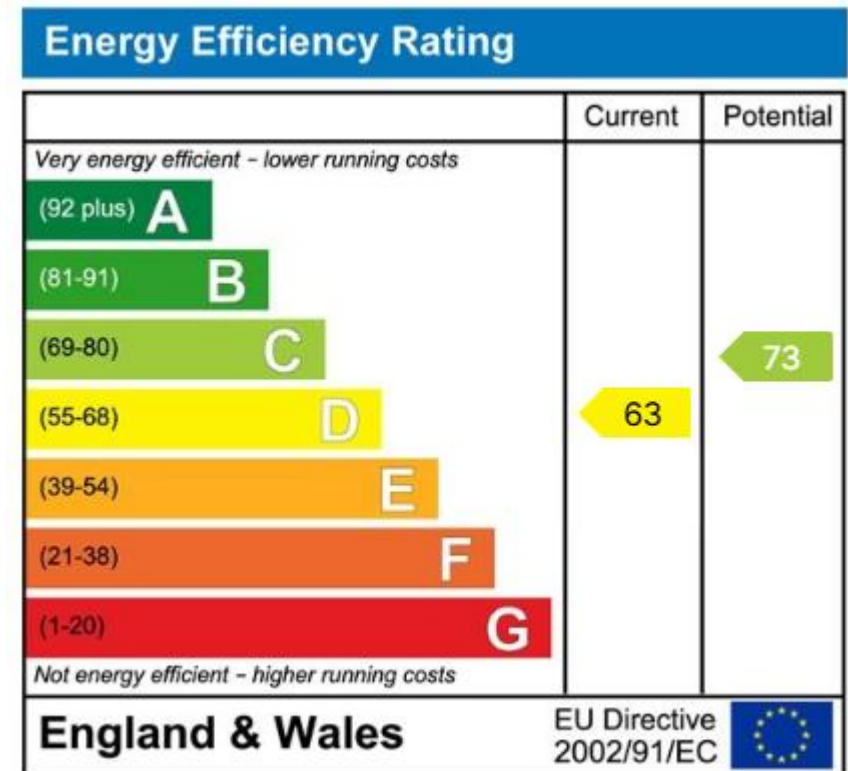
Approximate Gross Internal Area
49.35 sq m / 531.19 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.



EPC: D

COUNCIL TAX BAND: B
2026/2027: £1,953.39.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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