

29 Bearwater, Charnham Street, Hungerford, Berkshire RG17 0NN

A spacious, two-bedroom ground floor apartment overlooking Bearwaters private gardens and grounds just a short walk from the centre of this bustling market town.

Cognatum PROPERTY

Entrance Hall

Sitting Room

Kitchen/ Dining Room

Two Double Bedrooms

Bathroom

Garden Room

Garage

Patio Garden

999year Lease (from 1984)

No Ground Rent

55+ Age Covenant.

The Property

29 Bearwater is a well presented two bedroom ground floor apartment complete with sunroom and garage situated on the beautifully maintained Bearwater estate.

Upon entering you are welcomed into a spacious hallway leading to all principal rooms of the property. There is a bright and spacious sitting room benefiting from an electric fireplace and French doors out to the light and airy garden room providing a perfect space to relax and look out over the grounds.

The open plan kitchen and dining room is modern and fully fitted with a range of cupboards along with integrated hob and oven and fridge freezer. There is also space for a freestanding washing machine and a water softener is installed.

There are two good sized bedrooms with bedroom one benefiting from built in storage.

The apartment is completed by a main bathroom fitted with a walk in bath.

There is electric storage heating and double glazing throughout A single garage, with light and power, is located in a block nearby.

Guide Price: £ 330,000 (Leasehold)

Directions to Bearwater

From the M4 take the A338 Salisbury Road south to Hungerford and the Kennet valley. At the T junction with the A4 at the bottom of Eddington Hill turn right past Oxford Street on your right and cross over the River Kennet. At the junction with the Bear Hotel continue along the A4 towards Marlborough and into Charnham Street.

Pass Charnham Lane on your right and the entrance to Bearwater can be found in a short distance on the left.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01488 684700 / 07384 818 387 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



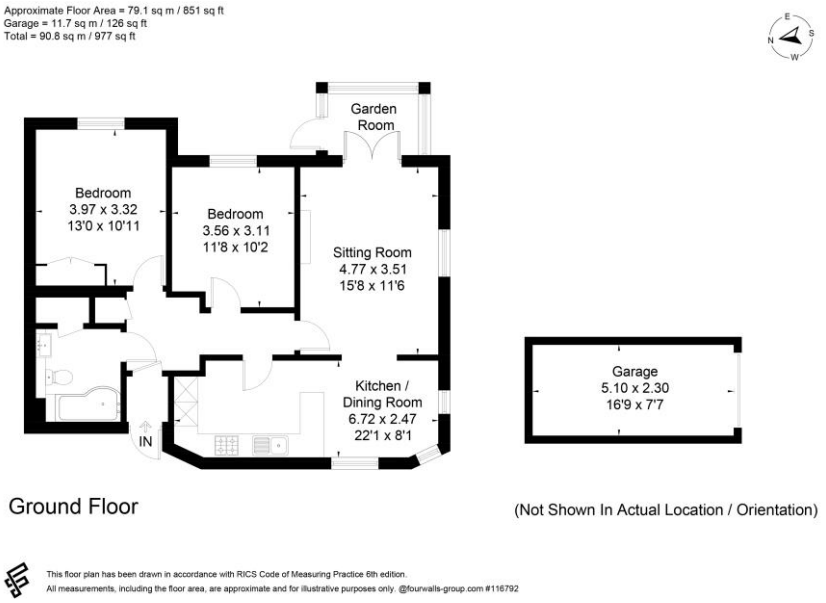
Bedroom 1



Bedroom 2



Bathroom





Rear with garden

Approximate Gross Internals: 79.1 m² / 851 ft² **Service Charge: £5,865 pa** **Energy Performance Rating: D** **Council Tax Band: D**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Bearwater

Once mainly water meadows, Bearwater is a beautiful estate with its own lake, set in five acres of grounds on the banks of the River Dun. The two-bedroom properties are arranged around two well-established garden squares. Despite the attractively-remote feel, just a short walk across two wooden bridges and along a pretty riverside path brings you into the centre of Hungerford, arriving near the John o' Gaunt Inn.

With its many original and beautiful buildings, this small historic town perfectly fits its setting in the North Wessex Downs Area of Outstanding Natural Beauty. It has both essential shops and interesting independent retailers, being especially well-loved by antique collectors, and it hosts a weekly general market and a monthly farmers' market. There are a number of unique cultural events that take place every year, including the ancient ceremony of Tutti Day and an Arts Festival. The town also has a mainline station and is close to the M4. The local area offers a wide variety of opportunities to explore the outdoors, from gentle walks along the canal at Hungerford Wharf and strolls amongst the famous snowdrops at Welford Park, to the stunning views across the county atop the hills of Combe Gibbet.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties..

Services and Amenities at a Glance

35 PROPERTIES BUILT 1987

RESIDENT ESTATE MANAGER

GARDENER

5 Acres

RIVERSIDE GARDEN



Bearwater Lake



Hungerford Town Hall



Kennet & Avon Canal



The Three Swans Hotel

Cognatum Property Limited, Pipe House,
Lupton Road, Wallingford, Oxfordshire OX10 9BS

T: 01491 821170 E: property@cognatum.co.uk

www.cognatum.co.uk

Cognatum PROPERTY

RETIREMENT IS OPTIONAL

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.

The Property Ombudsman