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## 6 Wiltshire Close

Hungerford, Berkshire, RG17 0NU

A purpose built ground floor studio flat situated within the town.

£115,000

- Entrance Hall
- Bathroom
- Sitting Room/Bedroom
- Kitchen
- Communal Gardens
- Residents Car Park
- Double Glazing

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

### Description

The property has double glazing and includes a separate hall, and a bathroom with a shower. The L-shaped sitting room/bedroom has been thoughtfully designed to provide a defined area for the bed together with a comfortable living space that has doors to the patio. The separate kitchen has been tastefully refitted. Outside there are communal gardens laid to grass with shrubs and hedging, bin store, drying area and residents car park.

### 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. Follow along, and Wiltshire Close will be found along on the right hand side, with No.6 straight ahead.

### Entrance Hall

Tiled floor. Airing cupboard housing hot water tank and immersion heater.

### Bathroom

A white suite comprising panelled bath with a triton shower over and screen, wash hand basin and wc. Tiled surrounds and floor. Electric wall heater.

### Sitting Room

15' 8" x 9' 11". With wood effect flooring, fitted shelving and mirrored storage cupboard. French door to garden. New 1500W Oil filled electric radiator.

### Bed Recess

6' 7" x 4' 11". Fitted cupboard and shelving.



### Kitchen

7' 1" x 6' 5". A range of white fronted wall and base units with drawers, worksurfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Plumbing for automatic washing machine. Electric cooker point. Appliance space. Tiled floor.

### Outside

There are communal gardens laid to grass with hedging, shrubs and a pathway to the building. There is a residents car park, bin store and drying area.

### 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.

### Lease

Remainder of a 189 year lease, which commenced in 1986.

### Ground Rent

Nil.

### Service Charge

£1,104.63 per annum.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		