



16 St Lawrence Square
Hungerford, Berkshire, RG17 0HB

marc allen

www.marcallen.co.uk



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Guide £225,000

An extensively refurbished and beautifully finished two bedroomed ground floor flat, situated in a small development of only 19 properties in a quiet and desirable enclave with its own balcony, in a purpose-built block of only 4 flats.

Description

This comprehensively upgraded ground floor flat occupies a quiet corner of the Square, and combines modern technology, high end finishes and effortless low maintenance living. The accommodation includes a secure and quiet communal entrance with telephone entry and the front door opens into the welcoming hallway, finished in high-quality engineered flooring that flows seamlessly into the generous living areas. The bright sitting room serves as the heart of the home and has a sleek contemporary vertical radiator in anthracite and sliding patio doors that lead directly onto a private balcony. The kitchen has been finished to an exacting standard with smart handleless gloss units, concealed mood lighting and USB integrated sockets. The space is fully equipped with premium integrated appliances including a NEFF induction hob, NEFF slide and hide oven, modern extractor, dishwasher, washer/dryer, fridge/freezer. and microwave. The wet room is fully tiled and has been designed for luxury and accessibility and has electric underfloor heating, walk in shower area, wall hung sanitary wear and motion activated sensor lighting cabinet and mirror. Outside there is residents parking, well maintained communal raised beds, bin store and communal drying area. This low maintenance property offers ground floor convenience and is exceptionally suited to downsizers, commuters and first-time buyers. NO ONWARD CHAIN.

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

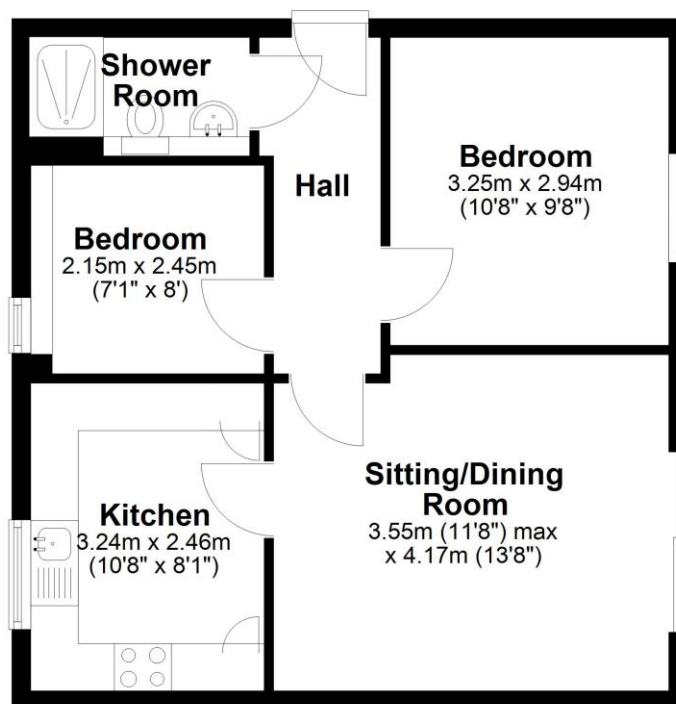
From our office, turn right down the High Street and left at the mini roundabout onto Church Street. Follow along and turn left into St Lawrence Square, and no.16 will be found on the right hand side.

- Two Bedroom Ground Floor Flat
- Wet Room Accessibility
- Small Development Location
- High Quality Engineered Flooring
- Small Privately Owned Terrace
- Communal areas
- Gas to Radiator Heating
- Controlled by Internet base Tado Technology
- Double Glazing
- Residents Parking
- Short walk into town with all the local amenities
- Train Station is within walking distance (to Newbury, Reading and London Paddington)



Ground Floor Flat

Approx. 46.3 sq. metres (498.2 sq. feet)



Total area: approx. 46.3 sq. metres (498.2 sq. feet)

16 St Lawrence Square, Hungerford



To view this property call Marc Allen Estate Agents on **01488 685353**

Communal door with telephone entry to communal hall. Door to:

Entrance Hall

Radiator. Telephone point. High quality wood effect flooring.

Sitting Room

Contemporary upright radiator. TV aerial point. Patio doors to a small enclosed terrace. High quality wood effect flooring.

Fitted Kitchen

Fitted with a range of smart gloss fronted units with concealed lighting, drawers, work surfaces over and tiled surrounds. USB incorporated mains sockets. High quality matching laminate flooring. Single drainer sink unit with a mixer tap. Built in NEF electric oven with slide and hide door, ceramic Neff induction hob and modern NEF extractor., Panasonic microwave oven, Integrated washer/dryer and dishwasher (Slimline). Integrated fridge/freezer. Radiator. Utility cupboard with gas fired boiler for domestic hot water and central heating.

Bedroom 1

USB incorporated mains sockets. Carpet. Radiator.

Bedroom 2

USB incorporated mains sockets. Carpet. Radiator.

Shower Room/Wet Room

Easy access, fully tiled wet room with underfloor electric heating, wall hung heated towel radiator and sink. Heated mirror and mirrored cabinet, both with motion activated lighting.

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: sales@marcallen.co.uk

Outside

There is a small privately owned patio with well-maintained raised planting beds adjacent to the balcony. There are communal borders with pathways, bin store and clothes drying area.

Tado Heating

Internet based heating controller with location based remote control facility. Providing full control and monitoring of the heating while away from the property.

Services

All mains connected. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.

Lease

150 years, 140 years remaining.

Ground Rent

£100 p.a

Service Charge

To be confirmed.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.