



Apartment 2

Crofton House, Park Street, Hungerford, Berkshire, RG17 0EA





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£179,950

A nicely presented ground floor flat situated in a convenient central location.

Description

The property has gas to radiator heating together with double glazing and includes good hall space with built in storage and a bathroom in traditional white. The generous open plan kitchen and living space is a particular feature with clearly defined areas, some integrated appliances, space for a table and french doors to the garden. There is a very usable communal garden and a parking space. 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

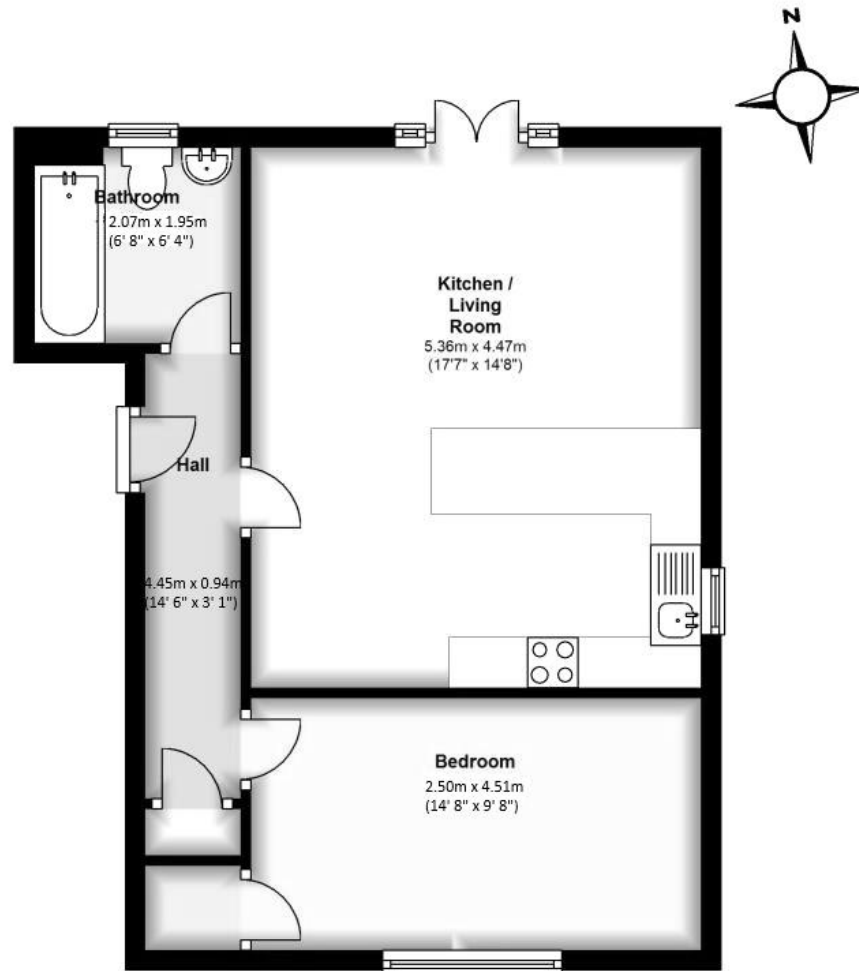
From our office, turn right onto Park Street and follow along past Station Road, and Crofton House will be found on the left hand side.

- Entrance Hall
- Kitchen
- Sitting and Dining Area
- Bedroom
- Bathroom
- Gas to Radiator Heating
- Communal Garden
- Parking Space
- Double Glazing



Floor Plan

Approx. 46.4 sq. metres (499.1 sq. feet)



Total area: approx. 46.4 sq. metres (499.1 sq. feet)

Communal door to Inner Hall

Entrance Hall

Radiator. Built in cupboard.

Kitchen

Fitted with a range of light wood effect wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Built in electric oven, gas hob and extractor over. Integrated fridge and microwave. Plumbing for automatic washing machine and dish washer (slimline space). Cupboard housing gas fired boiler for domestic hot water and central heating. Open plan to:

Sitting and Dining Area

Two radiators. Tv aerial point. French doors to garden.

Bedroom

Built in wardrobe. Radiator. Tv aerial point. Telephone point.

Bathroom

A white suite comprising panelled bath with a shower attachment, wash hand basin and wc. Radiator. Extractor fan.

Outside

There is an enclosed communal garden that is very usable and a parking space.

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

Remainder of a 125 year lease which commenced in 2005.

Ground Rent

£75

Service Charge

£1,526.00 per annum.

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: sales@marcallen.co.uk

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

marc allen