

marc allen

sales@marcallen.co.uk • www.marcallen.co.uk



Flat F, 54 Church Street

Hungerford, Berkshire, RG17 0JH

An individual ground floor flat situated in a very convenient central location for the town. **Maybe of interest to investors as the property is currently let on an Assured Periodic tenancy (details available on request).**

Guide £130,000

- Communal Hall
- Sitting Room
- Kitchen
- Inner Lobby
- Bedroom
- En-Suite Bathroom
- Communal Garden

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

Description

The accommodation includes a communal hall leading to the front door. The property has a sitting room with a sash window and a kitchen with a built-in oven. There is a bedroom with a built-in cupboard and a full en-suite bathroom fitted in traditional white. Outside there is a communal garden laid to grass with decorative railings and a pathway to the property. Please note: photos are from when the property was vacant.

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, pubs and 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 first left into Church Street and the property will be found just along on the left hand side.



Porch

Communal door to hall. Door to:-

Sitting Room

12' 10" (3.91m) max x 10' 4" (3.15m) max. Sash window. Night storage heater.

Kitchen

7' 1" (2.16m) x 4' 3" (1.3m). With a range of light wood effect wall and base units with work surfaces over and tiled surrounds. Built-in electric oven, hob and extractor. Appliance space. Extractor fan.

Inner Lobby

Bedroom

10' 4" (3.15m) max x 9' 3" (2.82m) max. Built-in cupboard. Night storage heater. Airing cupboard with hot water tank and immersion heater.

En-Suite Bathroom

A white suite comprising twin grip panelled bath with a shower attachment over, wash hand basin and w.c. Tiled surrounds. Extractor fan.

Outside

There are communal gardens laid to grass at the front with steps and railings leading to the flat.

Lease

The remainder of a 125 year lease which commenced in March 2005.

Ground Rent

£100 per annum until 31st March 2035 then £200 per annum.

Maintenance Charge

Currently £1,000 per annum.

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.

