



15 Saxon Forge
Ramsbury, Wiltshire, SN8 2QG

marc allen



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£210,000

A very generous and well proportioned first floor two bedroom flat, offering excellent storage, in the charming village of Ramsbury.

Description

The accommodation includes an entrance hall with useful storage cupboards, a spacious sitting room with fitted shelving and additional storage. The kitchen is well proportioned with a range of fitted units. There are two very good sized double bedrooms and both include fitted wardrobes and a family bathroom featuring a white suite with a bath and shower over, wash hand basin and wc. Further benefits include, communal parking, double glazed windows and NO ONWARD CHAIN.

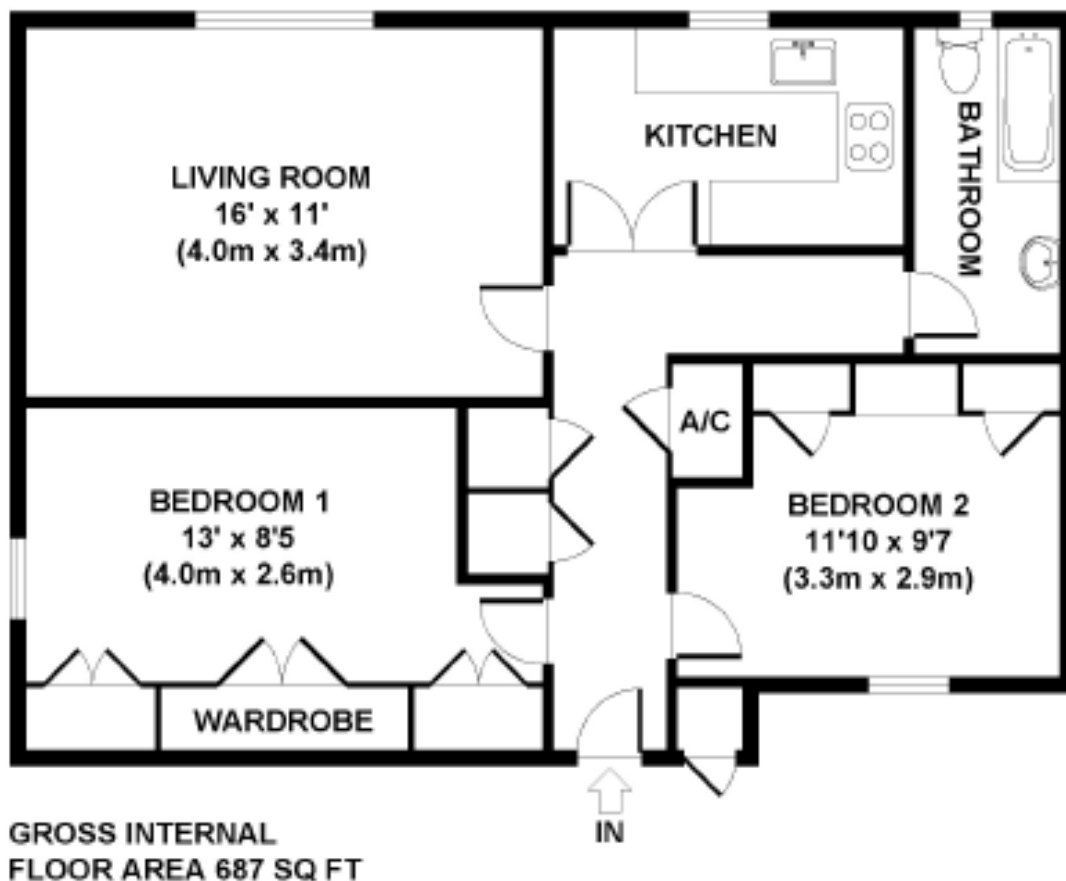
Ramsbury

Ramsbury is a pretty village set in the Kennet valley, an area of outstanding natural beauty. The village is situated between Hungerford and Marlborough and has a post office, local shops, a primary school, a doctors surgery and pharmacy. There is a bus service to Marlborough and Swindon with M4 access at junctions 14 or 15. The railway station at Hungerford has train service to London (Paddington).

Directions

From our office, turn right down the High Street, and left at the Bear Hotel. Turn right onto the B4192 continue straight for approximately four miles. When approaching Ramsbury, continue straight past the Bell and follow along the High Street and Saxon Forge will be found along on the right hand side past the Fire Station.

- Entrance Hall
- Kitchen
- Sitting Room
- Two Generous Bedrooms
- Bathroom
- Communal Parking
- Double Glazing
- Popular Village Location
- NO ONWARD CHAIN



GROSS INTERNAL
FLOOR AREA 687 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 687 SQ FT / 64 SQ M



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

Door to:-

Entrance Hall

With storage cupboards.

Kitchen

Fitted with a range of white wall and base units with drawers and worksurfaces over. Built in electric oven and hob, built in dishwasher, plumbing for automatic washing machine and space for fridge/freezer.

Sitting Room

Very spacious, and includes fitted shelving and additional storage. Ample space for a dining table.

Bedroom 1

Large double bedroom with fitted wardrobes.

Bedroom 2

Large double bedroom with fitted wardrobes

Bathroom

A white suit comprising, panelled bath with a shower over, wash hand basin and wc. Tiled floor and surrounds. Fitted mirror. Extractor fan.

Communal Parking

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.

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: sales@marcallen.co.uk

Lease

125 years from 1999.

Ground Rent

£10 per annum.

Service Charge

£1,544.79 for year 2025-2026 (this includes £500 into the sinking fund).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	67 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.