



15 Portdown

Park Street, Hungerford, Berkshire, RG17 0EB

A very spacious first floor flat that has been considerably improved to provide a comfortable home.

£215,000

- Entrance Hall and Reception Hall
- Sitting Room with Balcony
- Kitchen with Integrated Appliances
- Two Good Bedrooms with Built-In Wardrobes
- Bathroom with Shower
- Replacement Double Glazing & Gas to Radiator Heating
- Communal Gardens & Residents Parking
- Privately Owned Store Shed

Description

The property has replacement double glazing together with gas to radiator heating. The accommodation includes a useful entrance hall for boots and coats etc, a spacious reception hall and a kitchen with integrated appliances. There is a good sized sitting room with a door to the balcony, two good sized bedrooms with built-in wardrobes and a bathroom which includes a shower. Outside there are communal gardens, a privately owned store shed and an area for residents parking. A viewing is strongly advised to fully appreciate the overall qualities and living space that the property offers.

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 first right into Park Street. Portdown will be found along on the left hand side.

Staircase gives access to communal landing

Door to:-

Entrance Hall

7' 11" (2.41m) x 5' 8" (1.73m). Wall mounted electric heater.

Reception Hall

15' 2" (4.62m) x 5' 11" (1.8m). Radiator, Wood effect flooring. Built-in cupboard.

Sitting Room

14' 4" (4.37m) x 12' 2" (3.71m). Radiator. Wood effect flooring. Door to balcony.

Kitchen

12' 2" (3.71m) x 8' 11" (2.72m). Fitted with a range of oak effect wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless sink unit with a mixer tap. Built-in electric oven, ceramic hob and extractor over. Integrated fridge/freezer. Plumbing for automatic washing machine and dishwasher. Appliance space. Built-in cupboard. Radiator. Cupboard housing gas fired boiler for domestic hot water and central heating.

Bedroom 1

12' 11" (3.94m) max x 9' 11" (3.02m) max. Built-in wardrobe. Wood effect flooring. Radiator.

Bedroom 2

12' 11" (3.94m) max x 6' 11" (2.11m) max. Built-in wardrobe. Wood effect flooring. Radiator.

Bathroom

With a contemporary white suite comprising panelled bath with a separate shower over and glass screen, wash hand basin and w.c. Tiled floor, Chrome finished heated towel rail.

Outside

There are communal gardens laid mainly to lawn with a residents parking area. The property has a store shed.

Lease

The remainder of a 123 year lease, which commenced in 1989.

Ground Rent

£10 per annum.

Maintenance Charge

£732 per annum.

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.

