



26 Firgrove Court

Hungerford, Berkshire, RG17 0DD

A Comfortable top floor flat situated in a convenient location for the town centre, railway station and Hungerford Common.

Guide £110,000

- Entrance Hall
- Sitting Room
- Kitchen
- Bedroom
- Bathroom
- Communal Gardens
- Residents Park Area
- ALSO OF INTEREST TO INVESTORS WITH THE CURRENT AST

Description

The property has double glazing and includes a separate hall, a good sized sitting room and a separate kitchen. There is a double bedroom with doors to balcony and a bathroom that includes a shower. Outside there are communal gardens and residents parking area.

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. Firgrove Court will be found along on the left hand side.

Entrance Hall

Sitting Room

14' 3" (4.34m) x 9' 7" (2.92m). Electric panel heater. TV aerial point.

Kitchen

7' 11" (2.41m) x 5' 8" (1.73m). With wall and base units, work surfaces over and tiled surrounds. Electric cooker point. Appliance space.

Bedroom

11' 1" (3.38m) x 9' 1" (2.77m). French doors to balcony.

Bathroom

A white suite comprising panelled bath with a Mira shower over, wash hand basin and w.c. Extractor fan. Light/electric shaver point.

Outside

There are communal gardens and residents parking areas.

Lease

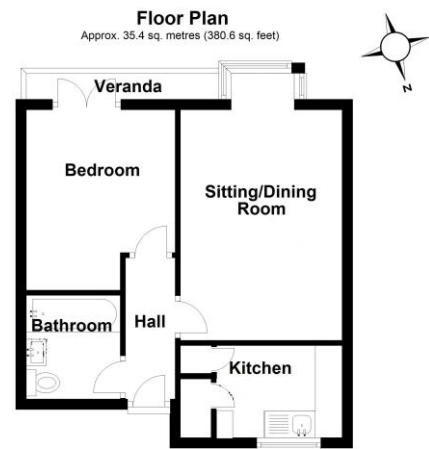
Extended in 2016 to the year 2199. Approx 173 years remaining.

Ground Rent

Currently £100 per annum.

Maintenance Charge

Currently £957 per annum.



Total area: approx. 35.4 sq. metres (380.6 sq. feet)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		