



3 Bewick Mews
Hungerford, Berkshire, RG17 0QS





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£279,950

A very smart first floor flat situated in a distinctive development situated within the heart of the town.

Description

The light and airy accommodation includes an open plan living and dining area together with a contemporary kitchen. There are two well balanced bedrooms and a generous shower room, large walk-in shower area and white fittings. Outside there are two parking spaces located in the undercroft to the side.

Directions

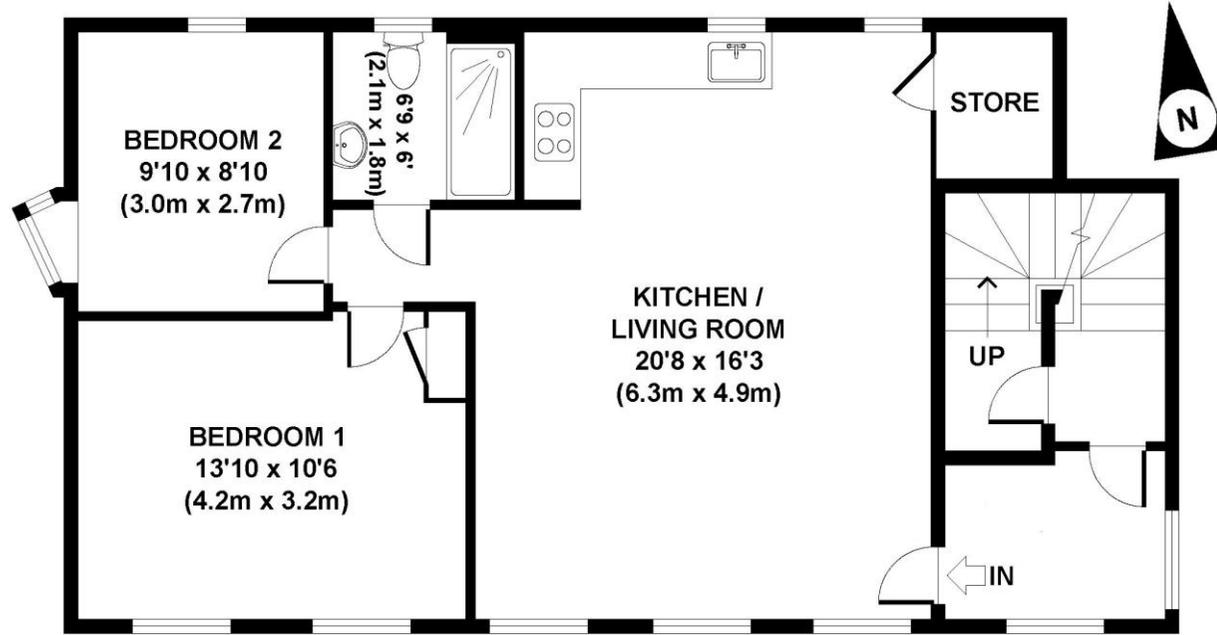
From our office turn right down the High Street and first right into Park Street. Turn left into Williams Court and through the barrier into Bewick Mews.



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).

- Communal Door with Telephone Entry
- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Communal Gardens
- Two Allocated Parking Spaces in the Undercroft



FIRST FLOOR

3 Bewick Mews

APPROX. GROSS INTERNAL FLOOR AREA 658 SQ FT / 61.13 SQ M



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

Communal door with telephone entry

Stairs to:-

Sitting Room

Electric panel heater.

Kitchen

Fitted with a range of white gloss fronted wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Integrated dish washer and fridge. Built in electric oven, hob and extractor.

Utility cupboard

With plumbing for automatic washing machine. Appliance space. Fitted shelving and worktop to maximise storage.

Bedroom 1

Built in cupboard. Electric panel heater.

Bedroom 2

Electric panel heater.

Bathroom

With a generous walk-in shower enclosure, wc and wash hand basin with drawer below. Electric heater towel rail. Shaver point.

Outside

There are communal gardens with a bin store and two allocated parking spaces in the undercroft.

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: sales@marcallen.co.uk

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.

Lease

The remainder of a 999 year lease, which commenced in 2019.

Ground Rent

Peppercorn.

Service Charge

£1,519.94 per annum.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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