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17 Freemans Close

Hungerford, Berkshire, RG17 0QR

A purpose built ground floor studio apartment situated within the town., requiring modernization **for sale to investors/cash buyers only.**

Guide £85,000

- Entrance Hall
- Sitting Room/Bedroom Area
- Kitchen
- Bathroom
- UPVC Double Glazed Windows
- Communal Gardens
- Residents Parking Area

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

Description
The accommodation includes a separate hall, a good sized sitting room with French doors to the patio and a specific recess for a bed. There is a separate kitchen and a bathroom with a shower. The property does require some updating but could make an ideal first purchase or buy to let. No onward chain.

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. Continue into Smitham Bridge Road and Freemans Close is along on the right hand side.

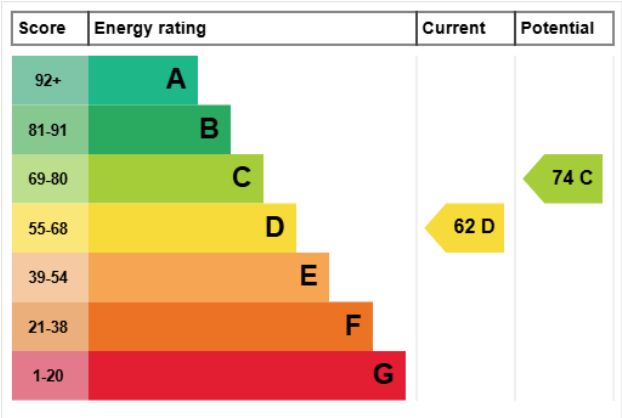
Entrance Hall
Airing cupboard with hot water tank and immersion heater.

Sitting Room/Bedroom Area
15' 8" (4.78m) x 9' 11" (3.02m). French doors to patio.

Bed Area
6' 7" (2.01m) x 5' (1.52m).

Kitchen
7' 2" (2.18m) x 6' 4" (1.93m). Requires fitting.

Bathroom
Comprising panelled bath, wash hand basin and w.c. Tiled surrounds. Extractor fan. Electric panel heater.



Outside
There are communal gardens and residents parking areas.

Lease
The remainder of a 99 year lease which commenced in June 1986.

Ground Rent
Currently £70 per annum.

Maintenance Charge
Currently £859.05 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.

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

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