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## Flat E, 54 Church Street

Hungerford, Berkshire, RG17 0JH

An individual lower ground floor maisonette situated in a very convenient central location for the town. **For sale to investors only with an Assured Periodic tenancy running (details available on request).**

Guide £155,000

- Private Entrance
- Sitting Room
- Kitchen
- Bedroom
- En-Suite Shower Room
- Communal Garden

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

### Description

The property has a private entrance, not communal, and includes a sitting room, a galley kitchen and a separate bedroom. There is an en-suite shower room fitted in traditional white. Outside there is a communal garden laid to grass with decorative railings and a pathway to the property. Please note: Photos are from when the property was vacant.

### 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 and the property will be found just along on the left hand side.



### Porch

Steps to front door.

### Sitting Room

13' 4" (4.06m) max x 13' 2" (4.01m) max. Night storage heater.

### Kitchen

11' 11" (3.63m) x 4' 10" (1.47m). Fitted with a range of light coloured wall and base units with work surfaces over and tiled surrounds. Built-in electric oven, hob and extractor. Extractor fan. Single drainer stainless steel sink unit with a mixer tap and water heater below.

### Bedroom

11' 7" (3.53m) max x 8' 11" (2.72m) max. Night storage heater.

### En-Suite Shower Room

With a shower enclosure, wash hand basin and w.c. Heated towel rail.

### Outside

There are communal gardens laid to grass at the front with steps and railings leading to the flat.

### Lease

The remainder of a 125 year lease which commenced in March 2005.

### Ground Rent

Currently £100 per annum until 31<sup>st</sup> March 2035 then £200 per annum.

### Maintenance Charge

Approx £1,000 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.

