



25 Meadowview
Hungerford, Berkshire, RG17 0YY

marc allen

www.marcallen.co.uk



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£285,000

A fabulous ground floor apartment that has been considerably improved by the current owner, to create an extremely comfortable home.

Description

The property has a private entrance, not communal, and the accommodation includes good hall space from which the main rooms lead. The good sized sitting room has doors to the patio and opens into the kitchen. The kitchen has been beautifully refitted in a smart contemporary style. The main bedroom has fitted wardrobes and a tastefully refitted en suite. There is a generous second bedroom, the usability of which has been improved by the introduction of a sleek pocket door. The main shower room has also been refitted to include a large shower enclosure, wall hung basin with storage below and wc. Utility cupboard for washing machine/tumble dryer and storage. Further improvements throughout the property include replacement skirtings, polished pebble paint throughout, trim detailing to doors, recessed lighting with dimmers an outside sensor light and outside tap. A viewing is strongly advised to fully appreciate the overall quality and attention to detail shown throughout.

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).

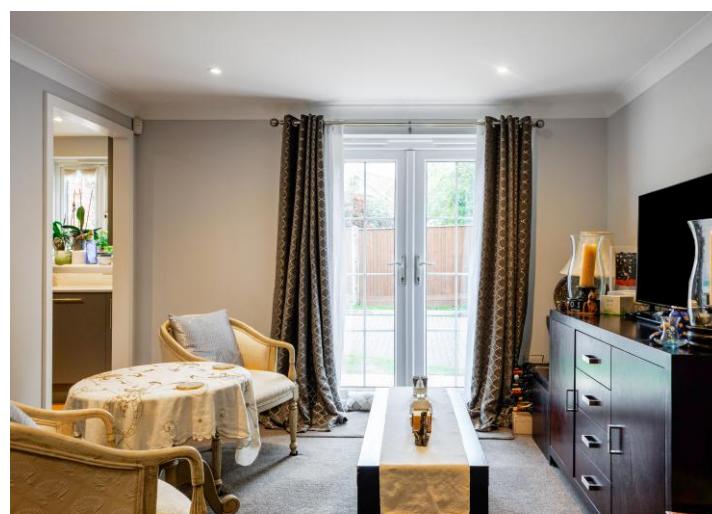
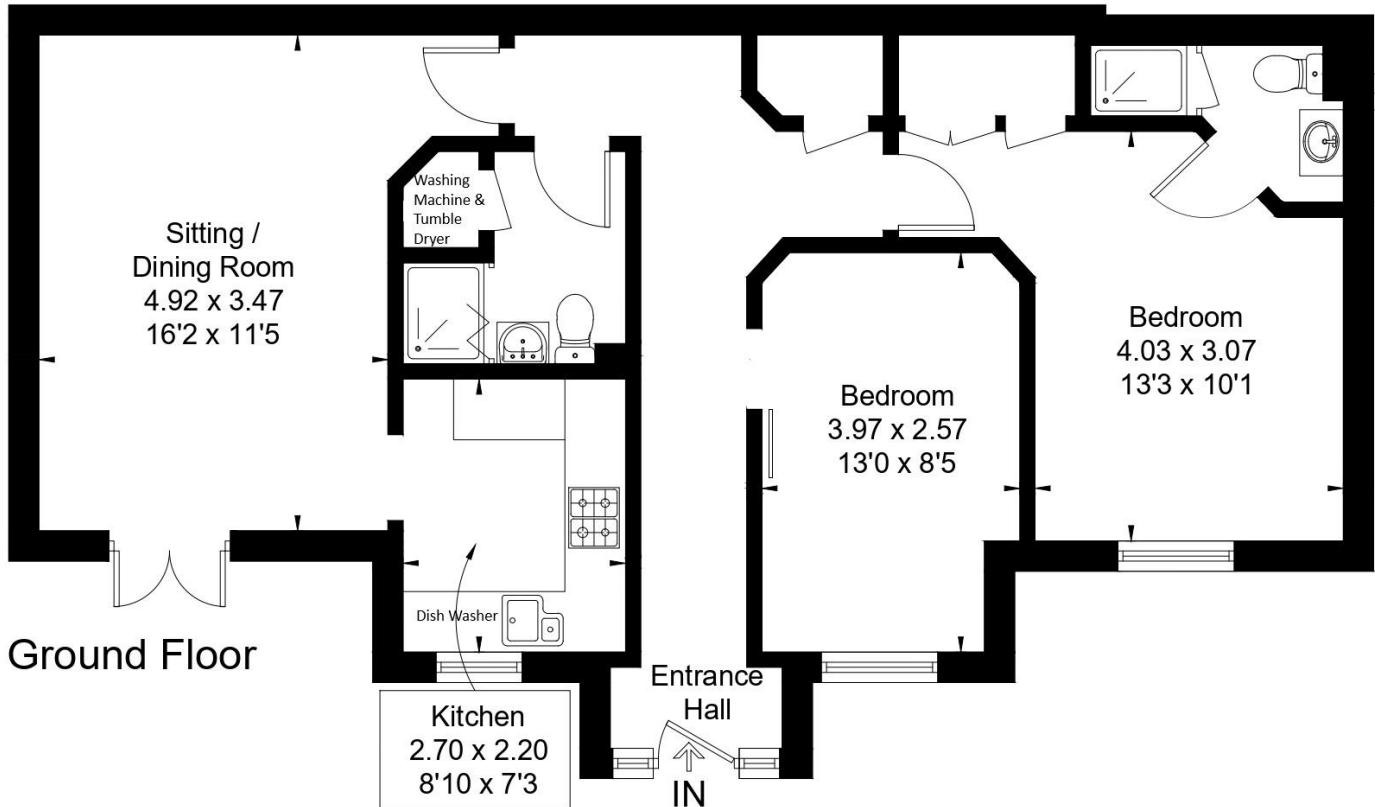
Directions

From our office, turn right down the High Street, and right again at the Bear Hotel. Take the first exit at the roundabout and turn left into Kennet Way. Take the second turning on the left into Meadowview.

- Entrance Hall
- Sitting Room
- Refitted Kitchen
- Two Bedrooms
- Refitted En Suite Shower Room
- Refitted Shower Room
- Allocated Parking Space
- Communal Gardens
- Double Glazing
- Gas to Radiator Heating
- Recessed Lighting Throughout



Approximate Floor Area = 72 sq m / 775 sq ft



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

Door to:-

Entrance Hall

A generous space with built in storage and upgraded lighting, with dimmer.

Sitting Room

Two radiators. Tv aerial point. Doors to patio.

Refitted Kitchen

Beautifully fitted in a smart contemporary style to include wall and base units with drawers, under unit lighting and Quartz work surfaces. Sink with a mixer tap added and new water softener. Integrated full size dishwasher. High end Bosch oven, hob and extractor over. Cupboard housing gas fired boiler for domestic hot water and central heating.

Bedroom 1

Built in wardrobes. Radiator. Tv aerial point, recessed LED lighting with dimmer.

En Suite Shower Room

Upgraded to include new flooring, sanitary ware cabinets and chrome finish heated towel rail.

Bedroom 2

(With a pocket door to maximize space). Radiator, upgraded recessed LED lighting with dimmer.

Refitted Shower Room

Very tastefully fitted to include a generous shower enclosure with a traditional and deluge spray, large wall hung sink with drawers below and wc. Extra large mirrored cabinet and chrome finish heated towel rail. Utility cupboard for washing machine, tumble dryer and storage.

110 High Street, Hungerford, Berkshire RG17 0NB

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Outside

There is an allocated parking space just to the side with communal gardens laid to grass, with shrub borders and bin store.



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.

Lease

Approx 104-105 years remaining.

Ground Rent

£125.00 per annum.

Service Charge

£1,743.98 per annum.

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

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