



39 Cherry Grove

Hungerford, Berkshire, RG17 0HP



A light and airy two bedroom first floor flat which has been renovated throughout and is being sold with no onward chain.

114 High Street, Hungerford, Berkshire RG17 0LU

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Email: sales@nyeandco.co.uk

www.nyeandco.co.uk

Secure door entry system | Newly fitted kitchen | Large living/dining room | Double bedroom | Second bedroom
Newly fitted bathroom with shower over bath | Modern electric heating | UPVC double glazing | No onward chain
Extended lease of 151 years

Guide Price £205,000

SITUATION

The property is conveniently situated within walking distance of Hungerford High Street and the railway station. Hungerford offers a range of local shops including butchers, bakers, post office, newsagent, chemist, and supermarket. The town is renowned as a centre for antiques. There is a primary school and secondary schooling. The mainline railway station has trains to London (Paddington). Junction 14 of the M4 is some three miles north of the town.

DESCRIPTION

A top floor flat situated in a block of four flats with secure door entry system. Accommodation comprises newly fitted kitchen, large living/dining room with dual aspect

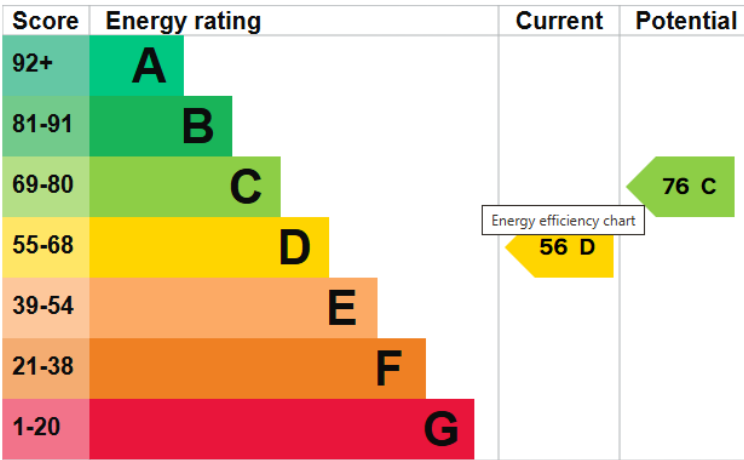
windows. There is a master bedroom, second bedroom and newly fitted bathroom with shower over bath. The property has UPVC double glazing and modern electric heating.

Outside there is communal parking, grounds and bin store.

Lease length – 189 years from 1988
Ground rent – £150 per annum
Service charge – £1,966.75 for year January 1st 2026 – 31st December 2026

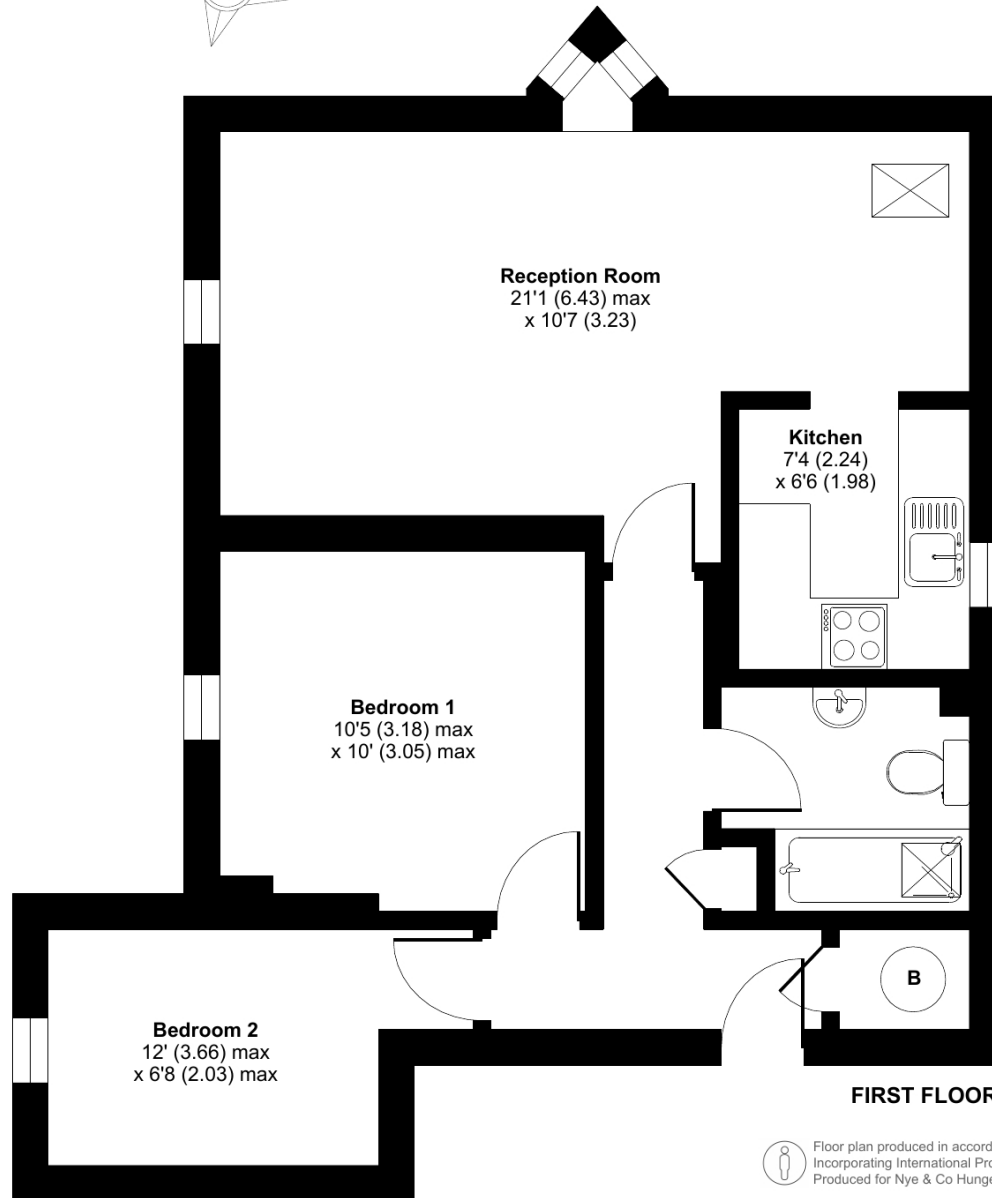
The property is being sold with no onward chain and viewing is highly recommended.

COUNCIL TAX



Approximate Area = 589 sq ft / 54.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Nye & Co Hungerford Ltd. REF: 1484389

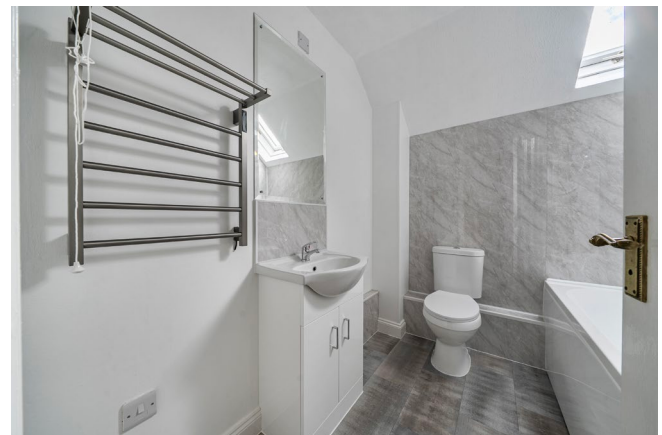
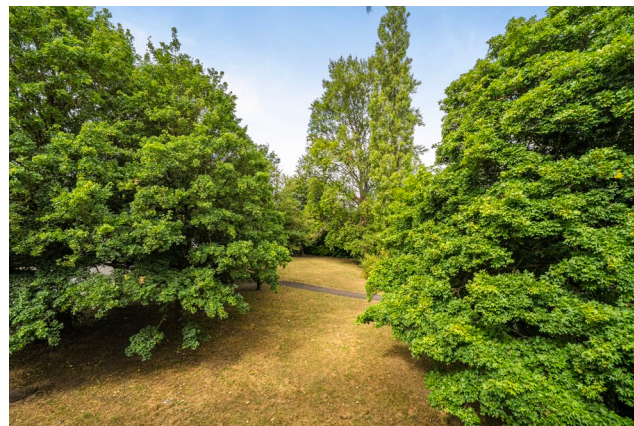
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