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AVAILABLE TO RENT

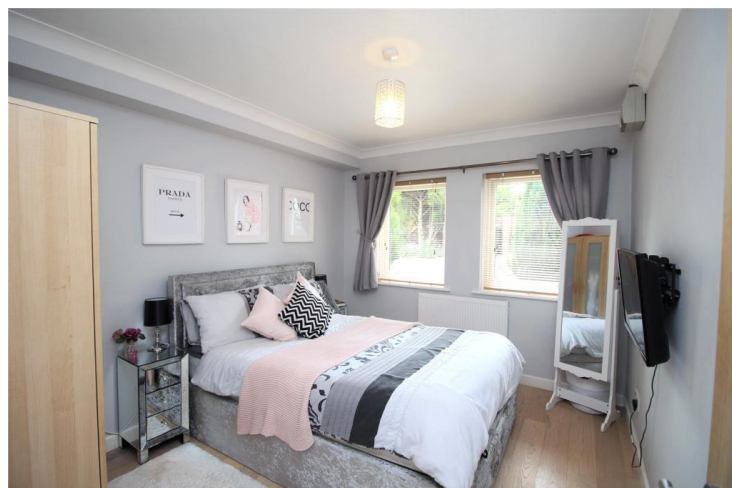
4 Marlborough Court, Hungerford, Berkshire RG17 0DT

**ENTRANCE HALL, KITCHEN, SITTING ROOM,
DOUBLE BEDROOM, BATHROOM, PRIVATE PATIO,
COMMUNAL GARDEN**

Rent required £850 per calendar month

4 Marlborough Court, Hungerford, Berkshire RG17 0DT

A one bedroom ground floor flat with direct access to the communal gardens situated in a small development close to Hungerford High Street. Accommodation comprises entrance hall, kitchen, sitting room with French doors to gardens, double bedroom, bathroom with shower over bath, gas central heating and UPVC double glazing. Outside there are communal grounds and parking.



Key features

- Secure entrance hall
- Double bedroom
- Modern bathroom suite
- Private Patio
- Communal gardens
- Allocated parking
- Easy walking distance to town centre

Viewing

By appointment only with the agents **Pilgrim Bond** telephone 01488 72911.

5 Market Place, Lambourn, Hungerford RG17 8XU



Local Authority

West Berkshire District Council, Market Street, Newbury, Berkshire, RG14 5LD. Telephone 01635 551111. The property is assessed for Council Tax purposes in Band B the amount payable for the year 2023/24 is £1638.18

EPC Rating – D

Services

All mains services are connected

Lease

To be let unfurnished on an Assured Shorthold Tenancy for an initial period of 12 months at a rent of £850 per calendar month. The tenant will be responsible for all outgoings, A returnable security deposit equivalent to five weeks rent will be required from the Tenant

PROPERTY MISDESCRIPTIONS ACT 1991

PILGRIM BOND gives notice to anyone reading these particulars that- 1.The particulars do not form part of any contract. 2The particulars including text, photographs and plans are for the guidance only of prospective purchasers and must not be relied upon as statements of fact. 3The description provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact. 4Nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise or that any services or facilities are in good working order or are connected. 5All measurements are approximate.