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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 £900 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

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 2024/25 is £1808.97.

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 £900 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.

Viewing

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

5 Market Place, Lambourn, Hungerford RG17 8XU



PROPERTY MISDESCRIPTIONS ACT 1991

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