

Tel: 01488 72911 email: lambourn@pilgrimbond.co.uk



AVAILABLE TO RENT

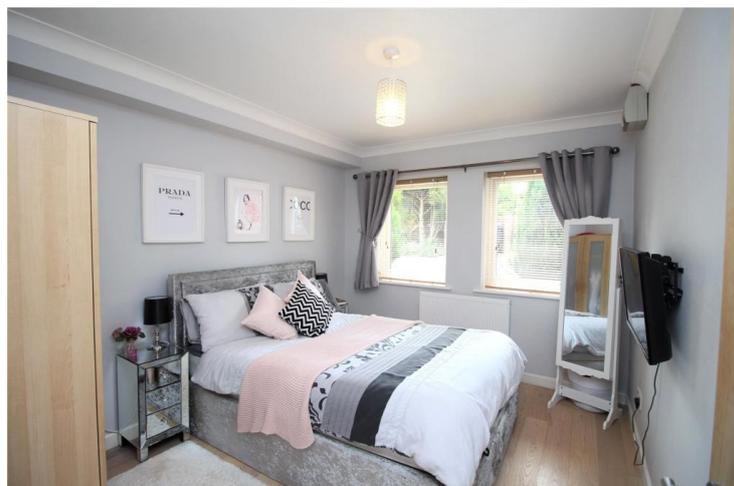
4 Marlborough Court, Hungerford, Berkshire RG17 0DT

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

Rent required £950 per calendar month

4 Marlborough Court, Hungerford, Berkshire RG17 0DT

A lovely 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, fully fitted kitchen, sitting room with French window 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

- Double bedroom
- Modern bathroom suite
- Communal gardens
- Allocated parking
- Easy walking distance to town centre

Directions From Hungerford High Street turn left at The Plume pub onto Park Street, take the first right onto Fairview Road and Marlborough Court will be seen after about 100 yards on the right hand side.

Viewing

By appointment only with the agents **Pilgrim Bond** telephone 01488 72911 or 07770 623662.
lambourn@pilgrimbond.co.uk

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 2026/27 is £1994.13.

EPC Rating – D

Services

All mains services are connected

Lease

To be let unfurnished on an Assured Shorthold Tenancy at a rent of £950 per calendar month. The tenant will be responsible for all outgoing, No pets are allowed under the head lease.

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.