



14 Meadowview,
Hungerford, Berkshire, RG17 0YY



An extremely spacious two double bedroom ground floor flat situated in the sought after Meadowview development with easy access to nearby transport links.

114 High Street, Hungerford, Berkshire RG17 0LU

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www.nyeandco.co.uk

Private entrance | Kitchen with integrated appliances | Large living room with doors onto south facing patio

Master bedroom with en-suite shower room | Double bedroom | Bathroom | Gas central heating (boiler fitted end of 2019)

Double glazing | Allocated parking | Sunny patio area

Price £235,000

SITUATION

An extremely spacious two bedroom ground floor apartment in an exclusive development within walking distance of Hungerford town centre and usefully situated for nearby transport links including the M4 and A34. Hungerford offers a range of local shops; including butcher, bakers, post office, newsagent, chemist and supermarket. The town is renowned as a centre for antiques and has a primary school and secondary school. There is a mainline railway service from Hungerford into London Paddington.

DESCRIPTION

Accommodation comprises private entry to entrance hall, kitchen with integrated appliances and living room with doors onto the patio. There is a master bedroom with an en suite shower room and fitted wardrobes, double bedroom and family bathroom with shower over bath. Outside there is a small south facing patio area and allocated parking for one car with further visitor spaces. There is 109 years left on

the lease and the property has modern gas central heating and double glazing.

COUNCIL TAX

Band C £1799.18 for year 2021/2022.

LEASE LENGTH

125 years from 1st January 2006 (109 years).

GROUND RENT

£125 per annum

SERVICE CHARGE

£1,253.98 for year 2021/2022.

DIRECTIONS

From our offices in Hungerford proceed down the High Street and over the canal bridge. Turn right at the mini roundabout by The Bear and then at the next roundabout turn left towards Charnham Park. Take the first left turn into Kennet Way and Meadowview can be seen in front of you. Number 14 is located at the back of the block.

Energy Performance Certificate

HM Government

14, Meadowview, HUNGERFORD, RG17 0YY

Dwelling type: Ground-floor flat
Date of assessment: 22 April 2014
Date of certificate: 23 April 2014

Reference number: 2328-3069-7264-2424-4944
Type of assessment: RdSAP, existing dwelling
Total floor area: 70 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,365
Over 3 years you could save	£ 87

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 144 over 3 years	
Heating	£ 750 over 3 years	£ 774 over 3 years	
Hot Water	£ 360 over 3 years	£ 360 over 3 years	
Totals	£ 1,365	£ 1,278	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

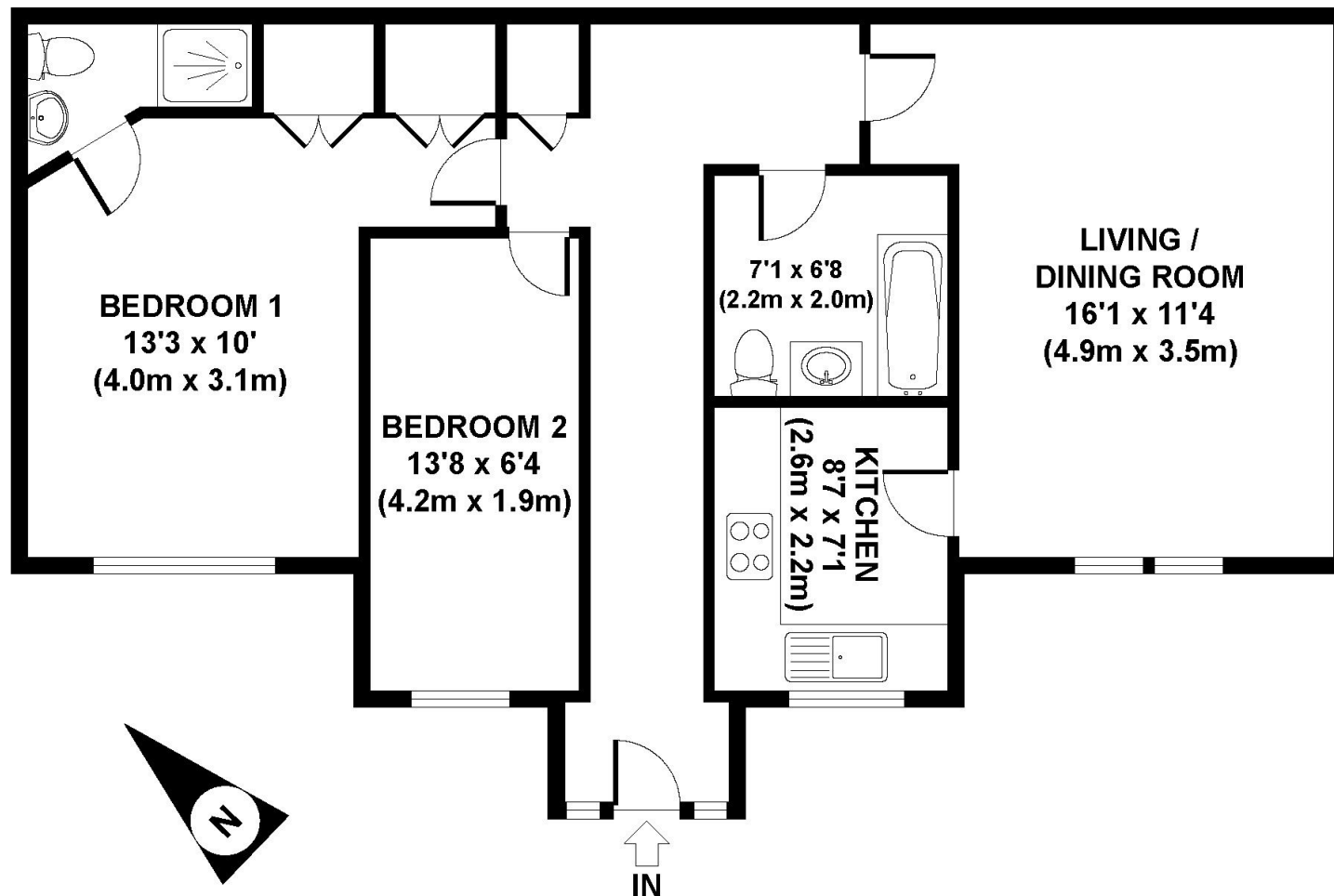
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£35	£ 90

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



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**GROSS INTERNAL
FLOOR AREA 775 SQ FT**

APPROX. GROSS INTERNAL FLOOR AREA 775 SQ FT / 70 SQ M
Floorplans are for identification and guideline purposes only, not to scale.
Compliant with RICS code of measuring practice.
Floorplans supplied by www.draftingfloorplan.com

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