



9 Marlborough Court
Hungerford, Berkshire, RG17 0DT



A one bedroom first floor flat, boasting wonderful views and a share of the freehold, situated in a peaceful development close to Hungerford High Street and railway station.

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: sales@nyeandco.co.uk

www.nyeandco.co.uk

Private door | Entrance hall with coats cupboard | Modern kitchen | Open plan living/dining room with lovely views

Double bedroom | Share of the freehold | Shower room | Gas central heating | UPVC double glazing

Pretty communal gardens | Communal parking | Being sold with no onward chain

Price £195,000

SITUATION

The property is conveniently situated a stone's throw from Hungerford High Street and 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) with Crossrail links from Reading station. Junction 14 of the M4 is some three miles north of the town.

DESCRIPTION

Accommodation comprises private doorway into entrance hall with coats cupboard, modern kitchen and open plan living/dining room with lovely views over Hungerford. There is a double bedroom with fitted wardrobes and a shower room. The property has gas central heating and double glazing. Outside there is communal

parking and pretty communal gardens.

The property has a share of the freehold and the lease has been extended to over 900 years.

There is currently a tenant on a rolling periodic tenancy (2 month notice period) paying £675 pcm.

COUNCIL TAX

Band B £1,638.18 for year 2022/2023

SERVICE CHARGE

£90 per month for year 2022/2023
£0 ground rent.

DIRECTIONS

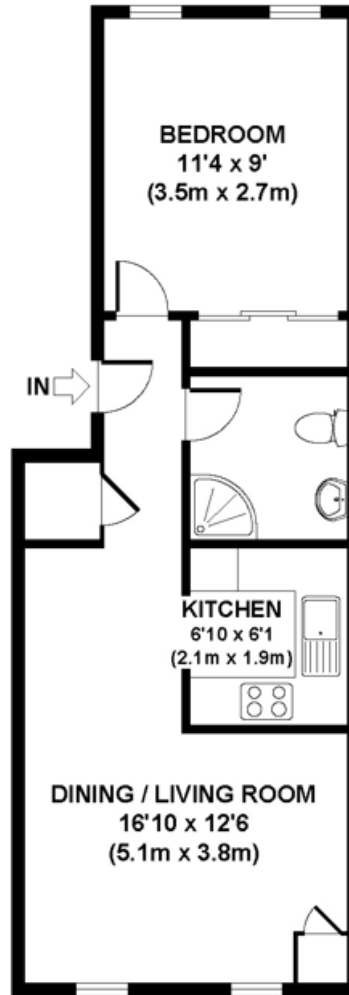
From our offices in the High Street turn left up Park Street. Take the first right onto Fairview Road and you will find Marlborough Court on your right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



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GROSS INTERNAL
FLOOR AREA 414 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 414 SQ FT / 39 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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