



**1 CHARNHAM COURT**  
**HUNGERFORD, BERKSHIRE, RG17 0EW**



## 1 Charnham Court

**£185,000**

### Hungerford, Berkshire, RG17 0EW

Short walk into Hungerford Town Centre with railway links to London Paddington (approximately 1 hour) and the West Country

Approximately 3 Miles to M4 Junction 14

Approximately 8 Miles to Newbury

Approximately 9 Miles to Marlborough

- Leasehold plus share of Freehold
- Ground Floor Maisonette
- Lovely Kitchen/Dining Room
- Comfortable Sitting Room
- Bedroom
- Shower Room
- Gas Central Heating
- Double Glazing
- Garden Area/Terrace
- Parking for Two Cars
- No Onward Chain

#### Situation

1 Charnham Court is conveniently located just a few minutes walk from Hungerford Town Centre. The pretty market Town of Hungerford is steeped in History and sits on the banks of the chalk stream River Kennet and the Kennet and Avon canal. The Town is well served by a variety of shops including butchers, bakers, independent retailers and of course antique shops. Other amenities include two supermarkets, post office, banks and doctors surgery. There is also a swimming pool, sports centre, tennis and a bowls club.





### The Property

This charming ground floor maisonette forms part of an elegant period building and is sold with a share of the Freehold in addition to a newly extended lease.

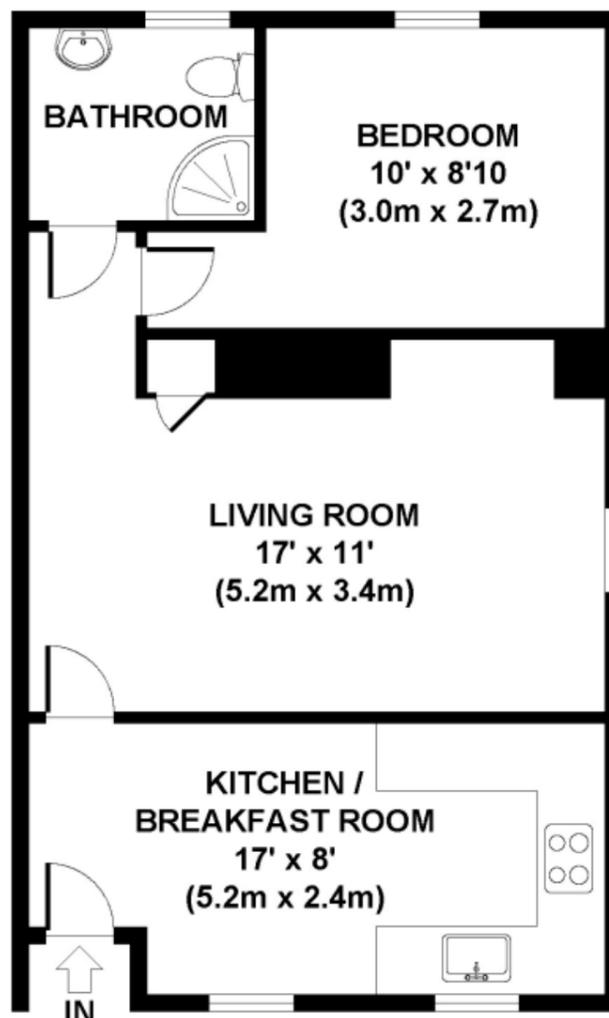
The property retains immense character and includes a bright and airy Kitchen/Dining room with painted finish cabinets and plenty of space for a dining table. The Sitting Room is equally welcoming and has tall ceilings, exposed floorboards and a feature fireplace (not open).

The comfortable Bedroom is served by a high quality Shower Room.

Gas central heating and double glazing are the finishing touch to this lovely home which is offered for sale with no onward chain.

### Outside

Directly in front of the flat there is garden/patio area with a gate leading to the communal lawn/grounds. Residents bin store. Two allocated parking spaces.



### Services

All Mains Connected

**GROSS INTERNAL  
FLOOR AREA 478 SQ FT**

**01488 686867**

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