
3 MARLBOROUGH COURT HUNGERFORD BERKSHIRE RG17 0DT



To let - £675pcm + bills. Available early April

To suit single person. No Children. No Pets. No Smokers.

Conveniently placed for Hungerford town centre and the railway station this well presented one bedroom ground floor apartment is set in landscaped communal grounds with stunning views over the town and countryside beyond. The property benefits from double glazing, gas central heating and off street parking.

Entrance Hall, L-Shaped Reception Room, Kitchen, Double Bedroom, Shower Room, Well Kept Communal Gardens, Parking for One Vehicle.

DIRECTIONS

From Newbury take the A4 heading West, signposted to Hungerford. Continue on this road and on reaching Hungerford turn left by The Bear Public House onto the High Street. Follow the road over the bridge and continue straight over the first mini-roundabout, turning left at the next mini-round into Park Street. Take the next turning on the right into Fairview Road, follow the road round to the left and Marlborough Court will be found on the right hand side.

THE PROPERTY

This well presented ground floor apartment is situated in a small select development providing light and airy accommodation to include entrance hall with airing cupboard, L-shaped reception room with patio doors to communal gardens and cupboard housing gas boiler, kitchen with white goods to include, fridge/freezer, washing machine, electric oven and hob, double bedroom with wardrobe and shelved unit, bathroom with white suite comprising shower cubicle with fitted shower, pedestal wash hand basin and low level WC. Externally there are attractive communal gardens and off road parking set to the rear of the property.

LOCATION

Hungerford is an historic busy small market town in West Berkshire, well positioned for Junction 14 of the M4 and with it's own train station offering services to Newbury, Reading and Paddington. The town offers an excellent range of shopping, banking and dining facilities. The Kennet & Avon Canal path provides attractive walks within a few minutes of the High Street and the town itself is surrounded by delightful countryside. There are many facilities and numerous antique shops provide an excellent footfall for shoppers and tourists.

COUNCIL TAX

We have been informed by West Berkshire Council that the property is in **Band B** with Council Tax payable of **£1,417.99** for the period 2018/2019.

VIEWING

By strict appointment with the vendors Sole Agents **Brunsdens Associates**.
Tel: 01635 255501. Website: www.brunsdens.com Email: property@brunsden.com

Admin Fee is £125 (includes VAT) per applicant – non returnable . Deposit 1.5 months rent (£1,012.50). A holding deposit of £500 is required to secure the property.

DISCLAIMER IMPORTANT INFORMATION

The Property Misdescriptions Act 1991 - Whilst we as Brunsdens Associates Estate Agents try to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey. Please note that some photographs have been taken with a wide-angle lens. No partner or employee of the business has the authority to give any warrants as to the statements in these particulars which are a general guide only.



Energy Performance Certificate

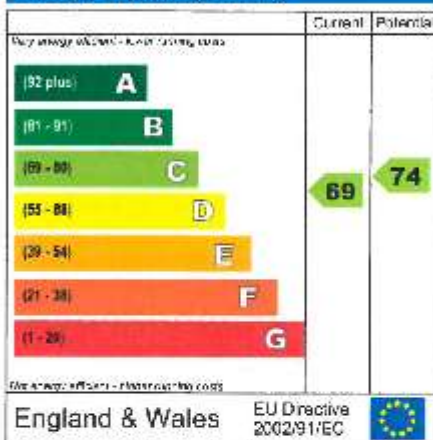


3, Marlborough Court
HUNGERFORD
RG17 0DT

Dwelling type: Ground floor flat
Date of assessment: 6 April 2009
Date of certificate: 6 April 2009
Reference number: B291-6224-6150-6066-6002
Total floor area: 34 m²

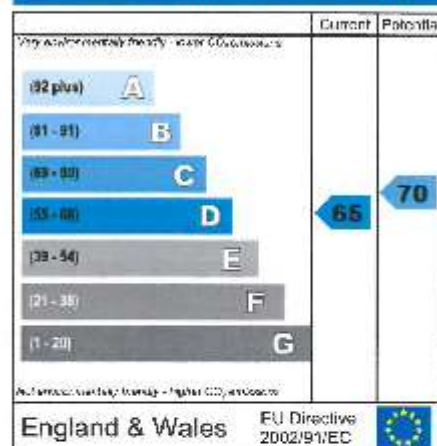
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	361 kWh/m ² per year	312 kWh/m ² per year
Carbon dioxide emissions	2.1 tonnes per year	1.8 tonnes per year
Lighting	£30 per year	£16 per year
Heating	£268 per year	£268 per year
Hot water	£124 per year	£89 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to ECT to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome