



LEASEHOLD GUIDE PRICE

£140,000

Flat 3, 20-22 River Street

Pewsey SN9 5DH



An opportunity to purchase a fabulous ground floor apartment in Pewsey's historic village centre, within walking distance to the railway station that offers direct lines into London Paddington.

- Fabulous Pied-à-Terre
- Central village location
- Easy access to main line railway
- Open plan living

- No onward chain
- Buy-to-let potential
- Courtyard garden
- Great first time buy



SITUATION

Pewsey is a large village with an attractive streetscape and many fine period buildings. The village offers excellent amenities including a doctors' surgery, dentist, sports centre with swimming pool, post office, public houses and churches of various denominations. The village has the particular advantage of a railway station with services to London Paddington (about 1 hour 10 minutes). The market towns of Marlborough, Hungerford and Devizes are close by, whilst the larger centres of Salisbury, Andover, Newbury and Swindon are within easy travelling distance. The M4 motorway lies to the north with the A303 (M3 to the south).

DESCRIPTION

This one bedroom, ground floor apartment is being offered in immaculate condition and with no onward chain. It boasts an extremely generous and light open-plan kitchen living area with fabulous floor to ceiling windows. There is ample space for a large dining table, as well as your other living room furniture. The kitchen boasts an integrated electric oven and hob and has a sleek modern design. The shower room makes excellent use of the space and is neutrally tiled, with heated towel rail and vanity cabinet storage. There is a separate airing cupboard off the hall, and a generous double bedroom with double built-in wardrobes.





OUTSIDE

Outside the property offers a little courtyard garden that has been entirely paved, and that would look wonderful with some potted plants. The double bedroom looks out over this external space.

SERVICES & MATERIAL INFORMATION

All mains services are connected, except for gas.

Council tax band: B

Energy efficiency rating: E

Length of lease (years remaining): 115

Annual ground rent amount: £293.25

Ground rent review period: Annual

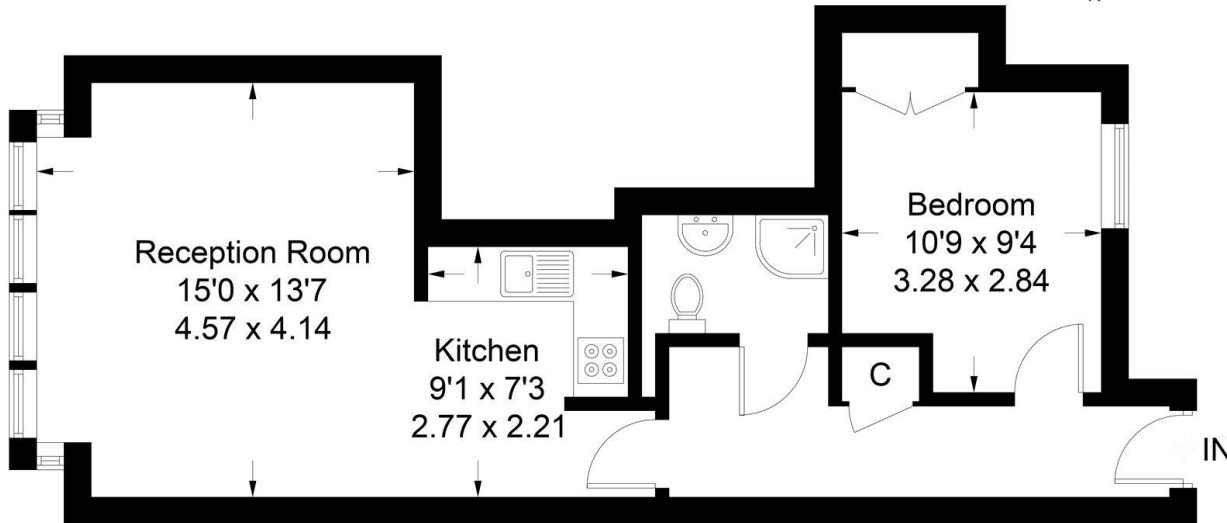
Annual service charge amount: £650

Service charge review period: Annual



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Approximate Gross Internal Area = 46.4 sq m / 499 sq ft



DIRECTIONS

What3words: ///stroke.tile.laces



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