



FLAT 2 KINTBURY MILL
Station Road, Kintbury

Carter Jonas

FLAT 2 KINTBURY MILL STATION ROAD KINTBURY RG17 9UR

- Walking distance to Kintbury mainline station with trains to London Paddington
- Good access to M4 (J14) and A34
- Hungerford and Newbury 6 miles

Communal entrance · attractive staircase to first floor · private front door · entrance hall · good quality shower room · impressive and spacious sitting room with open plan kitchen and breakfast area · bedroom with built in wardrobes · Energy Rating D

SITUATION

Kintbury is a popular village, first chronicled as Kentbury, in 931 A.D. on the south bank of the River Kennet. There is a good mix of property from larger houses to terraces of pretty period cottages. The Norman church of St Mary's is in the heart of the village, surrounded by areas of open space left in Trust for the benefit of the village. There is a good selection of shops within walking distance. The larger centres of Hungerford and Newbury are within 4 and 7 miles respectively. Communications are good either by train from the village (Paddington via Newbury and Reading) or by car on the M4 (Junction 13 and 14) and the A34 dual carriageway to Oxford and the south. Sporting amenities include golf at Newbury and Marlborough, fishing on the River Kennet and village bowls and tennis club.

DESCRIPTION

The flat is set in an attractive building and a highly desirable location with views of the River from the property and in close proximity to the railway station and The Dundas Arms public house. A communal front door leads to a smart entrance hall with attractive staircase leading to the first floor.

AN IMPRESSIVE AND SPACIOUS 1 BEDROOM FIRST FLOOR FLAT LOCATED IN A CHARMING MILL BUILDING WITH AN IDYLIC SETTING ON THE RIVER KENNET AND WITHIN EASY REACH OF KINTBURY'S PLENTIFUL FACILITIES. THE PROPERTY BENEFITS FROM A SHARED FREEHOLD, RESIDENT PARKING AND IS AVAILABLE CHAIN FREE.



This flat provides its own front door into its entrance hall with a modern well-equipped shower room to the left and access to a very impressive sitting room / open plan kitchen. The kitchen is modern and well-equipped with wall and base units and also provides a generous breakfast bar area before opening out into the sitting room which provides an attractive bay window with views to the front and a smaller window giving a lovely view of the River Kennet below. The bedroom is generous with a large full height fitted wardrobe, a large window providing plenty of light and an additional side window with further waterside views.

OUTSIDE

To the front of the building there is a smart gravelled area private for residents parking, this area also gives access to a useful bin store. A particular feature of the property is its location with views of the River Kennet and access to the Kennet & Avon Canal nearby. The property is also well located for Kintbury's local shops, the mainline station and The Dundas Arms.

ADDITIONAL INFORMATION

Tenure: Share of Freehold – a 100 year lease will be automatically provided to the new owner. Service Charge: approximately £699 every six months

Services: Mains water, electricity and drainage

Local Authority: West Berkshire Council – 01635 551111

Council Tax: Band C

Viewing: By prior appointment through the Newbury office 01635 263010



