



LEASEHOLD GUIDE PRICE
£140,000
29 Lynch Lane
Lambourn RG17 8XH



A well-presented, long lease, ground floor apartment with a shared garden and allocated parking in a rural village location.

- Entrance hall
 - 157 years remaining on the lease
 - No ground rent payable
 - Worcester boiler installed March 2019
 - Being sold chain free
 - Allocated parking
- Large walk-in storage cupboard
 - Large airing cupboard
 - Within easy walking distance of the village amenities
 - Shared garden with the apartment above



LOCATION

Lambourn is a bustling village renowned for its horse racing connections. It offers the convenience of local shops, post office, church, primary school and recreational facilities and is only 5 miles from junction 14 of the M4 motorway. The market towns of Hungerford and Wantage are approximately 8 miles distant with Newbury 13 miles, Swindon 10 miles and Didcot 14 miles with a main line route to London Paddington. Connecting trains are also available at the nearer location of Hungerford.

DESCRIPTION

Situated in this popular and sought-after courtyard development and within a few minutes' walking distance of the village centre, this well-presented ground floor apartment is an ideal first time buyer/investment opportunity. Measuring approximately 460 square feet, the property is well proportioned and comprises a communal entrance hall, refitted kitchen, refitted bathroom, living room and double bedroom.





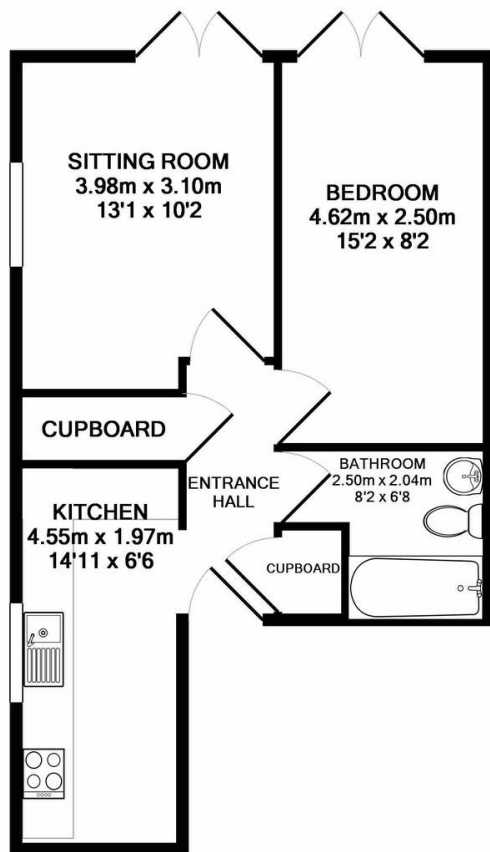
OUTSIDE

The property benefits from off road allocated parking and there is also visitors' parking. Apartments 28 and 29 enjoy a pretty shared garden which is enclosed on all sides by timber panelled fencing with attractive flower borders, laid predominantly to lawn with gated side access.

SERVICES

All mains services are connected and the property benefits include gas fired central heating, double glazed windows. Energy Efficiency Rating C.





TOTAL APPROX. FLOOR AREA 42.6 SQ.M. (459 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only. Creator of plan ALPHA EPC.
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DIRECTIONS

From our office in the Market Place turn left onto Oxford Street and take the next left turning into The Broadway. Take the second right turn into Lynch Lane and right again where the property can be found on the left.



Market Place
Lambourn
RG17 8XU

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