



LEASEHOLD GUIDE PRICE

£150,000

3 Meadow View Court

Lambourn, RG17 8PR



A superb first floor apartment in a rural location with west facing communal gardens, allocated parking and field views.

- Newly decorated
- Allocated parking
- Opposite the sports club
- Close to the doctor's surgery
- Share of the Freehold
- Ideal first time buy/investment
- Good rental yield
- South/west facing communal garden



LOCATION

Meadow View Court is situated on the edge of the village in a quiet location. Lambourn is a bustling village renowned for its horse racing connections. It offers the convenience of local shops, post office, church, primary and junior schools 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 and a main line route to London Paddington. Connecting trains are also available at the nearer location of Hungerford.

DESCRIPTION

This apartment is one of 4 in this exclusive block built in 2007 and is within walking distance of the village centre and amenities. The apartment is on the first floor and benefits from having a south westerly facing communal garden with the majority of windows also facing south west giving it a light and airy feel. The accommodation comprises entrance hall, living/dining room, fitted kitchen, bathroom and double bedroom.





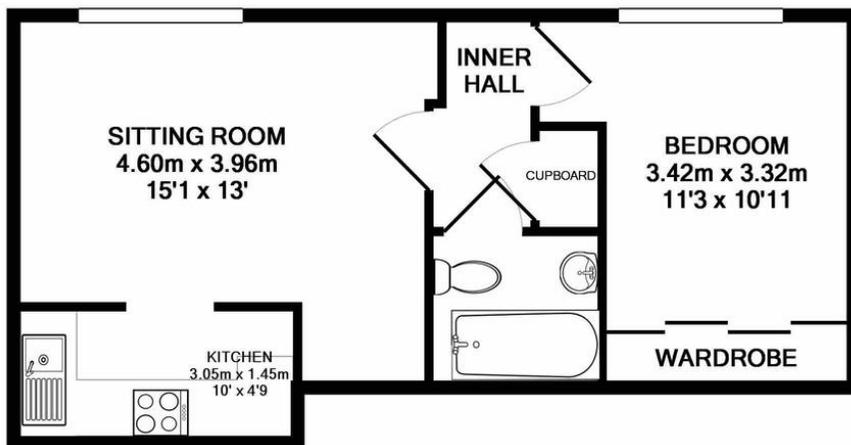
OUTSIDE

To the front of the property there is a tarmac area providing off road parking for the 4 flats. There is access down both sides of the block and a pathway leading to the rear of the plot where you can find the communal gardens.

SERVICES

All mains services are connected. The property operates on gas fired central heating and benefits from double glazing. Energy efficiency rating C.





3 MEADOWVIEW COURT LAMBOURN RG17 8PR
TOTAL APPROX. FLOOR AREA 39.0 SQ.M. (420 SQ.FT.)
 Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
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DIRECTIONS

From our office in Market Place Lambourn turn left at the cross roads into Newbury Street and take the next turning right into Station Road. At the top of Station Road turn left into Bockhampton Road, proceed along Bockhampton Road, passing the Doctors Surgery on your left where the property can be found on the right hand side. Entrance to Flat 3 is on the right hand side of the building.



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