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## 4 Hambridge Road

Newbury, Berkshire, RG14 5SS

A rarely available investment opportunity situated in a convenient location within Newbury.

Guide £525,000

The property is currently divided into two completed flats; both let on Assured Shorthold Tenancies (further details available on request) and a third flat on the ground floor that is now partially converted from a former office suite. A purchaser would be responsible for completing those works.

### Ground Floor Flat

A spacious ground floor flat with gas heating. The accommodation includes a modern kitchen with a built-in oven, a sitting room, good hall space with storage and two double bedrooms. The generous bathroom is fitted in white and includes a separate shower cubicle. The property is currently let on an Assured Shorthold Tenancy.

### First Floor Flat

A spacious first floor flat with accommodation that includes a good sized landing, two double bedrooms and a sitting room. The kitchen has a range of contemporary units and an oven and hob. There is also a modern shower room with a shower enclosure. The property has electric air conditioning/heating. The property is currently let on an Assured Shorthold Tenancy.

### Partially Converted Ground Floor Flat

A spacious flat with a private entrance, not communal, sitting room, two bedrooms, kitchen and bathroom.

For further details, please contact Marc Allen on 01488 685353.

