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## Flat C

154 Bartholomew Street, Newbury, Berkshire, RG14 5HB

A very spacious top floor flat situated in a convenient central location within the town.

£195,000

- Entrance Hall
- Kitchen/Dining/Sitting Room
- Bedroom
- Shower Room
- En-Suite Bathroom
- Potential to create a roof garden
- The freehold may be available separately to purchase

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### Description

Access to the building is controlled by telephone entry with stairs leading to the top floor. There is generous hall space with oak finish flooring and a spacious shower room. The open plan kitchen/dining/sitting room is a particular feature with lots of natural light and well defined areas. The kitchen is fitted in a smart contemporary style and includes a range of integrated appliances. The oak finish flooring continues in to the main living area for a seamless finish. There is a comfortable double bedroom and an en-suite bathroom. An internal viewing is strongly advised to fully appreciate the overall qualities and lifestyle opportunity of the property.

### Front door with telephone entry

Stairs to top floor. Door to flat.

### Entrance Hall

Oak finish flooring. Pocket door to:-



### Kitchen/Dining/Sitting Room

25' 3" (7.7m) max x 21' 3" (6.48m) max narrowing to 11' 10" (3.61m) overall. A fabulous open plan space with good natural light.

### Kitchen Area

Fitted in a smart contemporary style with Quartz style work surfaces over and upstand. Built-in electric oven, ceramic hob and stainless steel finish extractor over. Integrated dishwasher, washing machine, fridge and freezer. Sink with a mixer tap. Oak finish flooring.

### Dining/Sitting Area

With oak finish flooring. Three radiators. TV aerial point. Velux windows.

### Shower Room

With a shower enclosure, wash hand basin with storage and w.c.

### Bedroom

12' 10" (3.91m) x 10' 5" (3.18m). Velux windows. Built-in wardrobe.

### En-Suite Bathroom

A white suite comprising panelled bath with side taps and a wash hand basin with a cupboard below.



### Lease

The remainder of a 120 year lease which commenced in June 2021.

### Ground Rent

Currently £100 per annum.

### Maintenance Charge

Currently £1,612 per annum.

### Services

All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52   E	52   E
21-38	F		
1-20	G		