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## 15 Merchants Court

Kelvin Road, Newbury, Berkshire, RG14 2DB

A very distinctive two bedroom flat situated in a convenient location for the town.

Guide £250,000

- Entrance Hall
- Sitting Room
- Kitchen
- Two Bedrooms
- En-Suite Shower Room
- Bathroom
- Allocated Parking

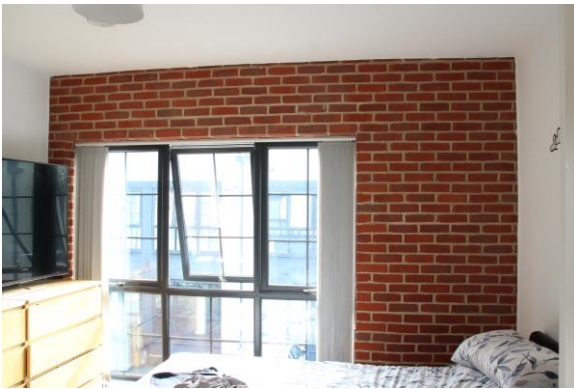
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### Description

Access to the building is controlled by telephone entry with stairs leading to the first floor. The accommodation includes good hall space with built-in storage and a generous sitting room with exposed brick wall and lots of natural light. This opens in to the kitchen which has a range of gloss fronted units and integrated appliances. There are two bedrooms, both of which have the feature exposed brick wall. The main bedroom has an en-suite shower room and there is also a full second bathroom that includes a shower. Outside there is an allocated parking space and some visitor parking. Available for sale with NO ONWARD CHAIN.

### Directions

On reaching Newbury from Hungerford continue on the A4 to the Robin Hood roundabout. Take the second exit signposted Thatcham and then first right into Faraday Road. Take the first right again into Kelvin Road and Merchants Court will be found straight ahead.



### Entrance Hall

Built-in cupboard. Airing cupboard with hot water tank.

### Sitting Room

14' 8" (4.47m) x 11' 1" (3.38m). Exposed brick wall. TV aerial point. Opening to:-

### Kitchen

10' 10" (3.3m) x 6' 10" (2.08m). Fitted with a range of white gloss fronted wall and base units with drawers, work surfaces over and upstand. Built-in electric oven, ceramic hob, stainless steel splashback and extractor fan. Integrated washing machine, dishwasher and fridge/freezer. Single drainer stainless steel sink unit with a mixer tap. Under unit lighting.

### Bedroom 1

17' 2" (5.23m) x 11' 10" (3.61m). Built-in wardrobe. Exposed brick wall.

### En-Suite Shower Room

A white suite comprising shower enclosure, wash hand basin with a cupboard below and w.c. Tiled floor and surrounds. Chrome finish heated towel rail. Extractor fan.

### Bedroom 2

10' 8" (3.25m) x 9' 1" (2.77m). Built-in wardrobe. Exposed brick wall.

### Bathroom

A white suite comprising panelled bath with a shower over and screen. Wash hand basin with a cupboard below and w.c. Tiled floor and surrounds. Chrome finish heated towel rail.

### Outside

There are communal borders with shrubs, hedging and pathways to the buildings together with an allocated parking space and some visitor parking.

### Lease

The remainder of a 999 year lease which commenced in 2017.

### Ground Rent

Currently £350 per annum.

### Maintenance Charge

Currently £1,620 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             | 71   C  | 71   C    |
| 55-68                    | D             |         |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |