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sales@marcallen.co.uk • www.marcallen.co.uk



4 Nicholas Wharf

West Mills, Newbury, Berkshire, RG14 5HP

A smart contemporary waterside apartment situated in the heart of Newbury.

£185,000

- Communal Entrance Hall
- Entrance Hall
- Kitchen
- Sitting Room
- Bedroom
- Bathroom
- Double Glazing
- Underfloor Heating

110 High Street, Hungerford, Berkshire RG17 0NB
Tel: 01488 685 353 Fax: 01488 680844

Description

The accommodation has telephone entry and includes a separate hall and a tastefully fitted kitchen with appliances. This opens into the sitting room with doors to a balcony which overlooks the Kennet & Avon Canal. There is a double bedroom which also has access to a balcony. The bathroom has a contemporary white suite and includes a corner bath and a shower over. A viewing is strongly advised to fully appreciate the overall features of this very conveniently located property.

Communal Entrance Hall

With telephone entry.

Entrance Hall

Kitchen

11' 1" (3.38m) x 7' 9" (2.36m). Fitted with a smart range of units with work surfaces over and matching upstand. Single drainer stainless steel sink unit with a mixer tap. Built-in electric oven, hob and extractor. Plumbing for automatic washing machine. Opening to:-

Sitting Room

15' 6" (4.72m) x 10' 3" (3.12m). Door to balcony overlooking the Kennet & Avon Canal. TV aerial point.

Bedroom

16' 4" (4.98m) max x 10' (3.05m) max. Built-in wardrobe. Door to balcony overlooking the Kennet & Avon Canal.



Bathroom

A contemporary white suite comprising corner bath with a shower over and screen, wash hand basin and w.c. Tiled floor and surrounds. Electric shaver point. Extractor fan.

Lease

The remainder of a 125 year lease which commenced in September 2012.

Ground Rent

Currently £250 per annum.

Maintenance Charge

Currently £850 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	65 D	65 D
39-54	E		
21-38	F		
1-20	G		