



17 Cavendish House, Enborne Lodge Lane, Enborne, Newbury, RG14 6RH

£355,000

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- NO ONWARD CHAIN
- Lift
- Walk to Cricket Club and local shops
- Overlooking rolling countryside
- Light and spacious
- Two double bedrooms with ensuite
- Surrounded by acres of well kept communal grounds
- Easy reach of town center and mainline rail station
- First floor
- Lease: Approximately 102 years remaining. Ground rent: £250 per annum.



NO ONWARD CHAIN. Located at the end of a private drive and surrounded by acres of well kept communal grounds is this luxurious first floor two double bedroom apartment overlooking rolling countryside. This modern, well appointed property has been built to compliment and fit in with its surroundings, and provide spacious, light accommodation. It is located next to the local cricket club and new clubhouse, and a short walk from local shops. It is also within easy reach of Newbury town centre and mainline rail station. The accommodation consists of communal front door with security entry system, lift to first floor, personal front door to large hall, kitchen/dining room with built-in appliances, living room with bay window and Juliette balcony overlooking rolling countryside, master bedroom with built-in wardrobes and ensuite, second double bedroom with built-in wardrobes and family bathroom. Benefits include allocated parking, double glazing and gas-fired central heating.





Approximate Gross Internal Area
85.28 sq m / 917.94 sq ft

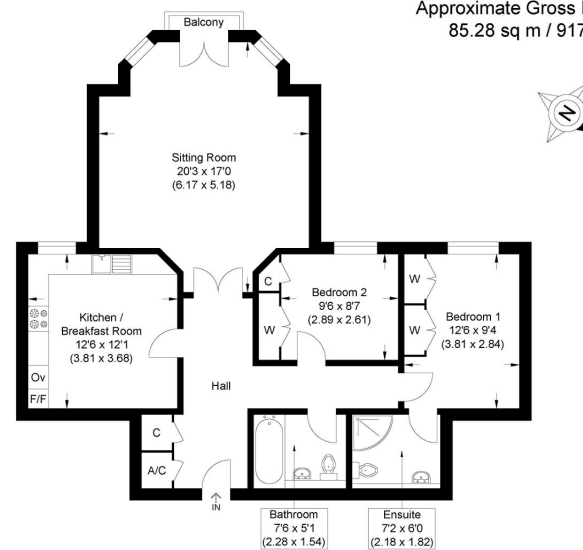


Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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