



DOWNER & CO

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22 Cormorant Wood
Newbury RG14 7WH

£200,000



Features.

Very Smart Two Double Bedroom Ground Floor Apartment

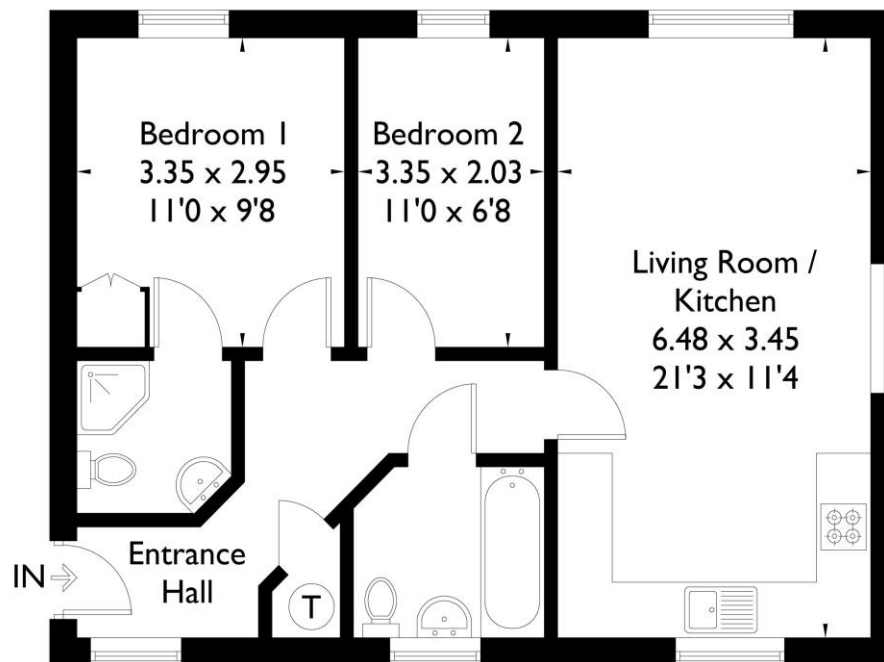
- Ground floor apartment
- Superbly presented throughout
- Close to Newbury Racecourse
- Two double bedrooms
- Master bedroom en-suite
- Refitted kitchen
- Communal garden
- Allocated parking space
- Walk to town and train station





22 Cormorant Wood

Approximate Gross Internal Area
56.9 sq m / 612 sq ft



Ground Floor

Illustration for identification purposes only. Not to scale
Ref: 182345

Description.

Ideal for investment or first time buyer. A very smart two double bedroom ground floor apartment located on this popular leafy development close to Newbury Racecourse and within walking distance of the station and town. The apartment has been updated by the current vendor including new flooring and a smart fully integrated kitchen.

Accommodation includes, security entry system to communal hallway, personal hallway, triple aspect & open plan living room/ kitchen, master bedroom with built in wardrobes and en-suite shower room, further double bedroom, bathroom and allocated parking.

Location.

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.

Lease Details and Outgoings

Lease - 125 years remaining from 2004
Management Charge - £1,600 per annum

Ground Rent - £125 per annum



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: C

COUNCIL TAX BAND: C

TENURE: LEASEHOLD

For more information on this apartment or to arrange a viewing please call the office on:

01635 523777

Alternatively, visit our website below to view all of the details of this property online.

www.downer.co.uk

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX