



DOWNER & CO

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Flat 26, Luker Court
Ireland Drive
Newbury RG14 6EG

£330,000



Period Two Double Bedroom Duplex Apartment

Features.

- Unique and large apartment
- Two double bedrooms, plus large mezzanine
- En-suite to master bedroom
- Open plan living/dining/kitchen with mezzanine
- Period features including double height ceilings and large windows
- Gas central heating
- Two allocated parking spaces
- Communal garden
- Walk to train station and town centre
- Lease: 125 years from 2012
- Ground rent: £331 per annum
- Maintenance and Management charge: £1,914 per annum



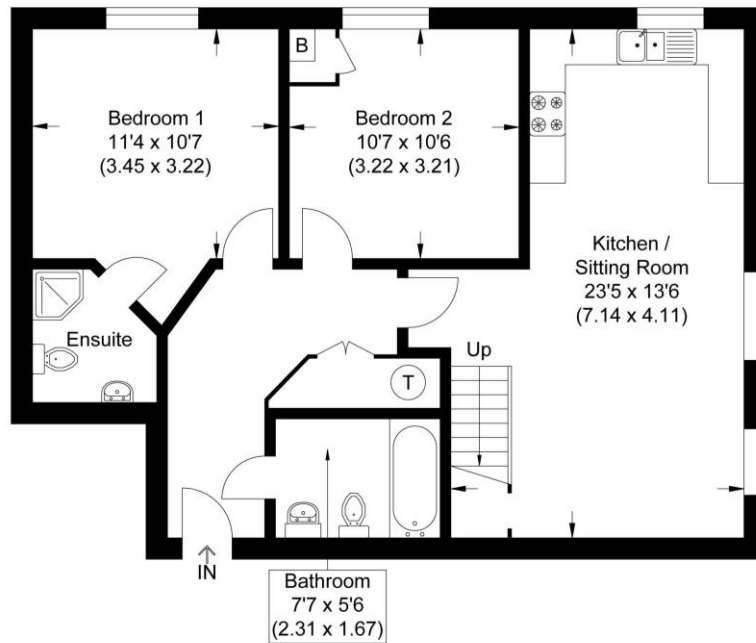


Description.

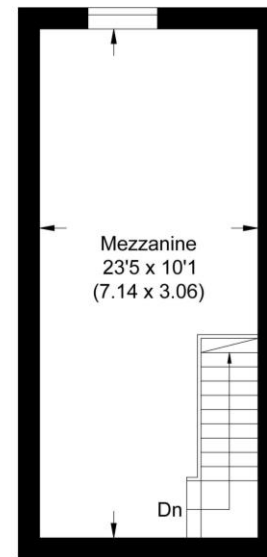
A unique duplex apartment, part of the former St Bart's School conversion located within walking distance of the train station and town centre. This exceptional apartment retains many original features including high ceilings and feature windows and falls within the St Bart's Secondary School catchment. The stunning mezzanine floor accessed from the living room could provide an additional bedroom or a spacious study/living area.

Approximate Gross Internal Area
 67.63 sq m / 727.96 sq ft
 (Excluding Mezzanine)
 Mezzanine Area : 21.85 sq m / 235.19 sq ft
 Total Area : 89.48 sq m / 963.15 sq ft

Overall accommodation includes an impressive communal entrance hall with security entry system, personal entrance hall, generous open plan living/dining room/ kitchen with built-in appliances and stairs to the mezzanine floor overlooking the living space, master bedroom with en-suite shower room, further double bedroom and bathroom. There is gas central heating, well maintained communal grounds and two allocated parking spaces.



Ground Floor



Mezzanine

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.

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



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: D

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

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