



**D**  
DOWNER & CO

TRUSTED SINCE 1988

6 Regent Court  
Thornycroft Close  
Newbury RG14 5QG

£225,000





## Smartly Presented Two Double Bedroom Second Floor Apartment

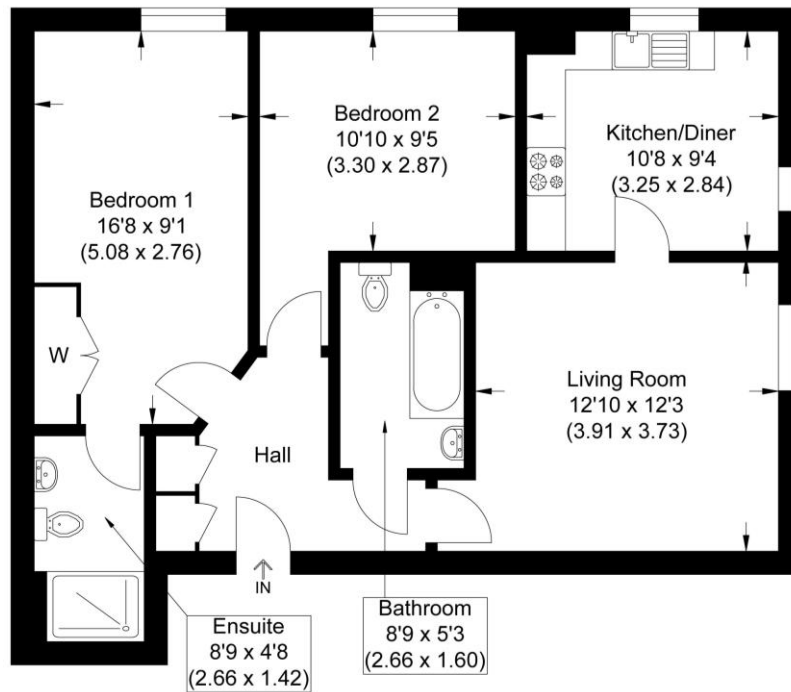
### Features.

- Beautifully presented
- Second floor apartment
- Two double bedrooms
- Master bedroom en-suite
- Good sized living space
- Gas central heating
- Allocated parking space
- Walk to town and train station
- Canal walks nearby
- NO ONWARD CHAIN





Approximate Gross Internal Area  
66.24 sq m / 713.0 sq ft



First Floor

**Description.**

A smartly presented two double bedroom second floor apartment within walking distance to the town centre and train station, with lovely canal walks along the towpath nearby. The apartment has been beautifully maintained and also offers No Onward Chain.

The accommodation includes security entry system to communal entrance hall, front door into personal hallway, living room, kitchen/dining room, large master bedroom en-suite, second double bedroom, bathroom, gas central heating and allocated parking space with further spaces for visitors.

**Description.**

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. Newbury also has a mainline train station with services direct to Reading and London Paddington.

**Lease Details and Outgoings:**

Service charge: £1,781.21 per annum  
Ground rent: £125 per annum  
Lease: 125 years remaining from 2004

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





EPC: B

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](http://www.downer.co.uk)**

**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.

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