



DOWNER & CO

TRUSTED SINCE 1988

Flat C, 11 Primus End  
Newbury RG14 7XR

£260,000





# Stunning One Double Bedroom Top Floor Apartment

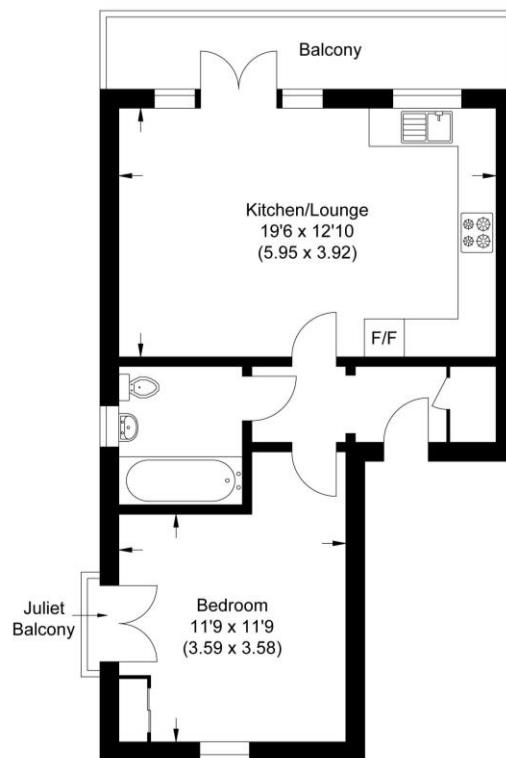
## Features.

- Immaculately presented throughout
- One double bedroom top floor apartment
- Master bedroom with racecourse views and Juliet balcony
- Open plan upgraded living/kitchen/dining area
- French doors opening to a large south facing balcony
- Fantastic racecourse views
- Allocated off-road parking
- Quiet residential area with the development
- Walk to town/railway station
- Lease: 997 years remaining
- Service charge including Ground rent: £1,004.67 per annum - paid monthly





Approximate Gross Internal Area  
48.20 sq m / 518.82 sq ft



**Description.**

Stunning example of a unique one double bedroom top floor apartment, situated in a small block of three, ideally positioned with fabulous racecourse views from both the open plan living areas and master bedroom.

The stylish accommodation comprises security entry system, communal hall, own entrance, hall with storage cupboard, open plan living/kitchen/dining area with integrated appliances and french doors opening to a large south facing balcony enjoying uninterrupted racecourse views and a good size master bedroom. Benefits also include allocated off-road parking. Viewings highly recommended.

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

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





**EPC: B**

**COUNCIL TAX BAND: B**

**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)**

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

#### **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.