



DOWNER & CO

TRUSTED SINCE 1988

Flat 4, Russell Court
Russell Road
Newbury RG14 5LG

£187,500



Features.

Well Maintained Two Double Bedroom Over 55's Flat

- Lease: 104 remaining
- Ground rent: Peppercorn
- Service charge: Approx. £700 per annum but varies yearly.
- Brilliantly located within a short walk of the town centre and canal path
- First floor two double bedrooms
- Over 55's
- Only five flats in this modern block
- Communal courtyard with personal shed
- Share of freehold, Juliet balcony
- Well presented and maintained
- Allocated parking





Approximate Gross Internal Area
59.04 sq m / 635.50 sq ft

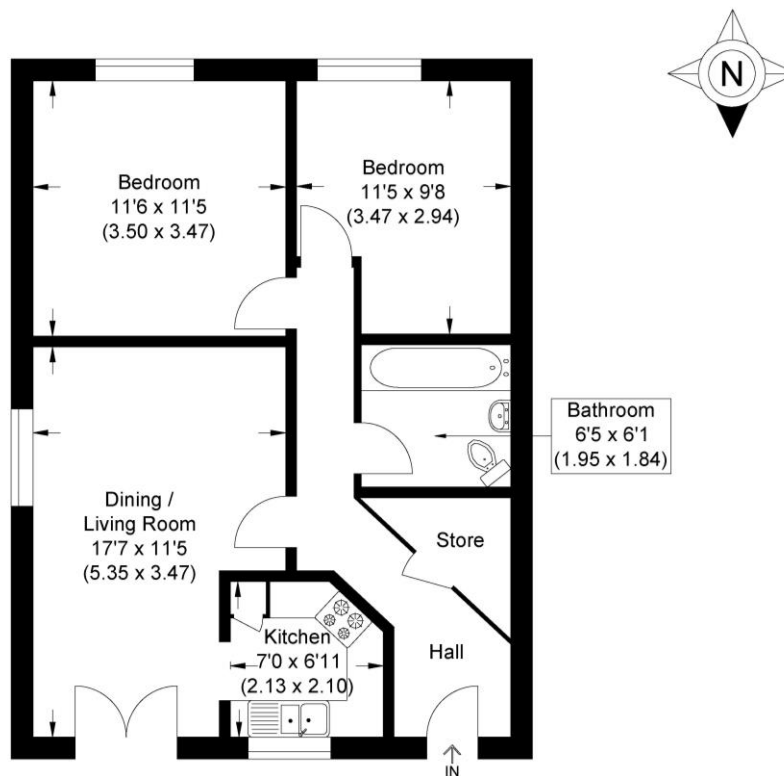


Illustration for identification purposes only, measurements are approximate, not to scale.

Description.

Located conveniently within a short walk of the town centre and the canal path is this smart, well maintained two double bedroom over 55's flat. The light and airy property has the added benefit of a share of the freehold and there are just five flats within this modern block.

The accommodation consists of communal security entrance, stairs to first floor, personal front door to hall with storage, kitchen, open plan dining and living room with dual aspect windows and Juliet balcony, good sized master bedroom, second double bedroom and family bathroom. Benefits include water softener, blinds on all windows, communal outdoor courtyard, storage shed, upvc double glazing, gas fired central heating, 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.



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: SHARE OF FREEHOLD

For more information on this flat 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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