



DOWNER & CO

TRUSTED SINCE 1988

3 Smeaton Court
Old College Road
Newbury RG14 1TQ

£230,000



Features.

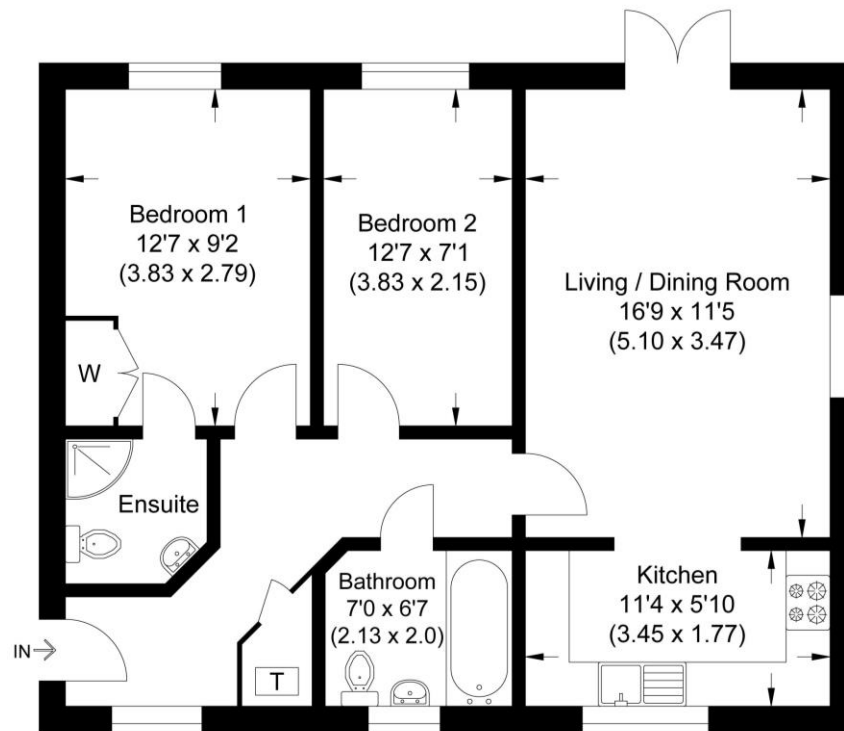
A Very Smart Two Double Bedroom Ground Floor Apartment

- NO ONWARD CHAIN
- College Mews development
- Smart ground floor apartment
- Master bedroom en-suite
- Second double bedroom
- Dual aspect living/dining room
- Electric underfloor and ceiling heating
- Direct access to patio and communal gardens
- Allocated parking
- Walk to town and Waitrose close by





Approximate Gross Internal Area
61.14 sq m / 658.10 sq ft



Ground Floor

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

Description.

An ideal investment opportunity or first time buy. A very smart two double bedroom ground floor apartment towards the far end of this attractive development, within walking distance of town and with Waitrose on the doorstep.

The stunning accommodation includes communal entrance hall with entry system, hallway, living room with direct access to patio and communal gardens, fully fitted kitchen, master bedroom with en-suite shower room, further double bedroom, bathroom and allocated parking space. NO ONWARD CHAIN.

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.

LEASE AND SERVICE CHARGE DETAILS

Lease has 104 years remaining - 125 years from 2004

Service Charge: £1,530 per year paid half yearly

Ground Rent: £228 per year paid half yearly



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

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