

Flat 10, Laundry Court  
Newbury RG14 7FL

£185,000





## Features.

# Smart Second Floor Two Double Bedroom Flat

- NO ONWARD CHAIN
- Light and spacious
- Small block
- Two double bedrooms
- Juliet balcony
- Great first time purchase or investment
- Upvc double glazed
- Allocated parking
- Short walk to town centre, railway station, Stroud Green, racecourse
- Service charge: £1,034 p.a.
- Ground rent £150 p.a.:
- Lease: 104 years remaining





Approximate Gross Internal Area  
60.32 sq m / 649.27 sq ft

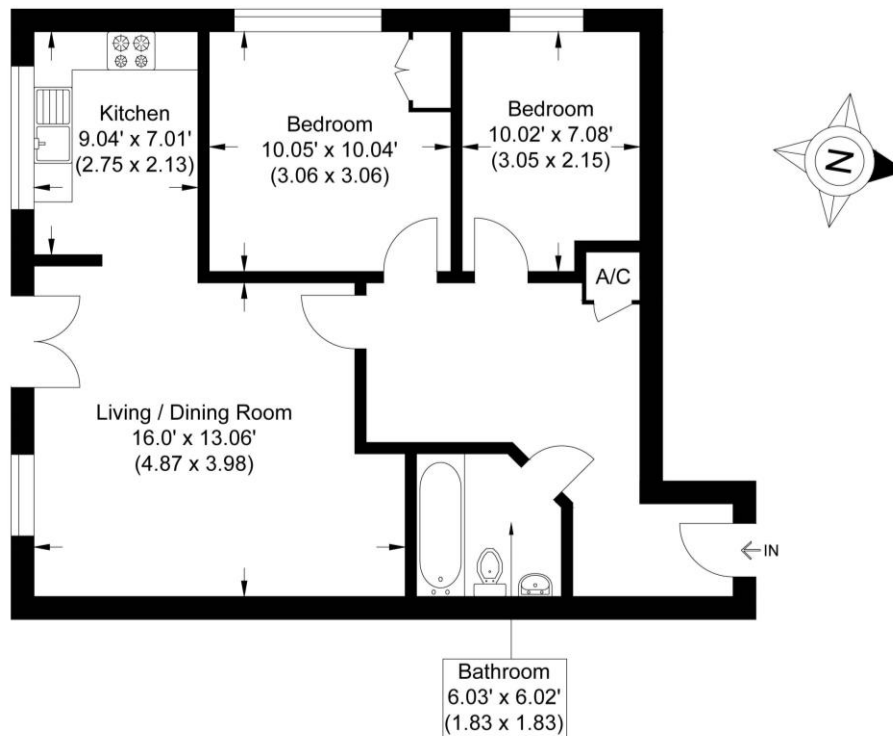


Illustration for identification purposes only, measurements are approximate, not to scale.

## Description.

NO ONWARD CHAIN. Brilliantly located within a short walk of the town centre, mainline railway station, Stroud Green and the racecourse, this smart second floor two double bedroom flat is situated in a small block and comes with an allocated parking space.

The light and spacious accommodation consists of communal security entry system, stairs to second floor, through personal front door to hall, open plan kitchen/dining/living room with south facing Juliet balcony, good sized main bedroom with built-in wardrobes, second double bedroom and family bathroom. Benefits include upvc double glazing and electric heating.

## 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 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: LEASEHOLD

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