



DOWNER & CO

TRUSTED SINCE 1988

8 Stephenson Court, Old College Road,
Newbury RG14 1TH
Price: £299,995

Features.

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Description.

Brilliantly located within a very short walk of the town centre and Waitrose is this large two double bedroom ground floor flat with direct access from the communal gardens. The property also has a designated parking space immediately outside its french doors and plenty of windows giving lots of natural light throughout.

The well maintained accommodation consists of communal security entry system, through personal front door to hall, kitchen/dining room with built-in appliances and dual aspect windows, living room with french doors to garden and car park, master bedroom with built-in wardrobes and dual aspect windows, en-suite, second double bedroom with built-in wardrobes and family bathroom. Benefits include upvc double glazing, underfloor heating to the main bedroom, and electric heating throughout.



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.

Lease & Service charge:

Lease: 77 years remaining

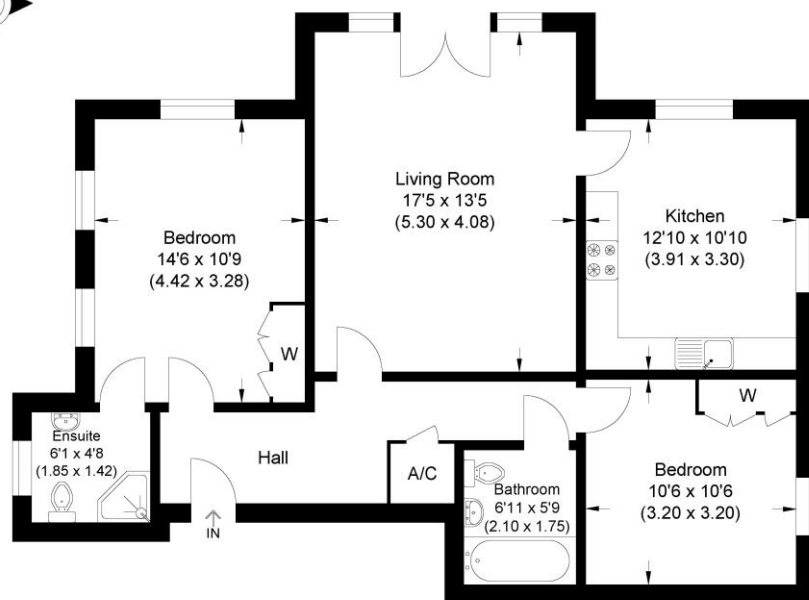
Service charge: £695 per six months

Ground rent: £62.50 per six months



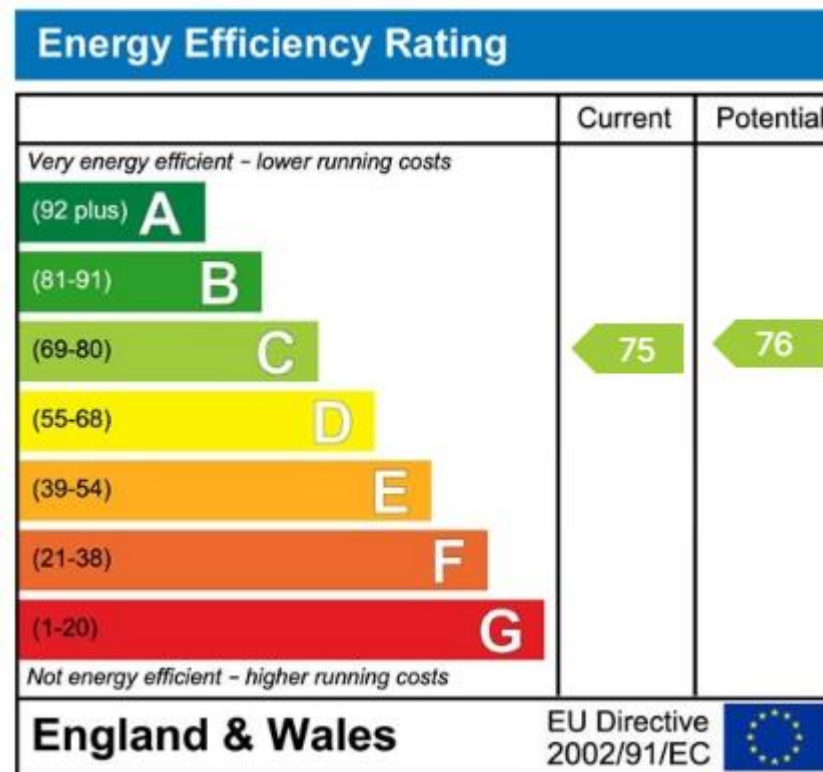


Approximate Gross Internal Area
79.61 sq m / 856.91 sq ft



Ground Floor

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



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
2025/2026: £2,156.19.

TENURE: LEASEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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