



DOWNER & CO

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Flat 11, Wormestall Grange, Newbury RG14 6EF
Price: £300,000

Features.



NO ONWARD CHAIN

Description. Impressive, spacious and quiet, two double bedroom first floor conversion apartment stylishly set within the former 19th century grammar school, converted by Linden Homes in 2012. Conveniently situated within walking distance of the town centre and rail station the apartment offers a very quiet location within the building and lots of character features including impressive high ceilings..

Accommodation comprises security entry system, main entrance hall, communal hall, own 31ft long entrance hall, large living room, open plan kitchen/ spacious dining room, two double bedrooms with master en-suite and spacious bathroom. Benefits include allocated parking space, well kept communal gardens, St Bart's school catchment, gas central heating, double glazing and bike store.



Location.

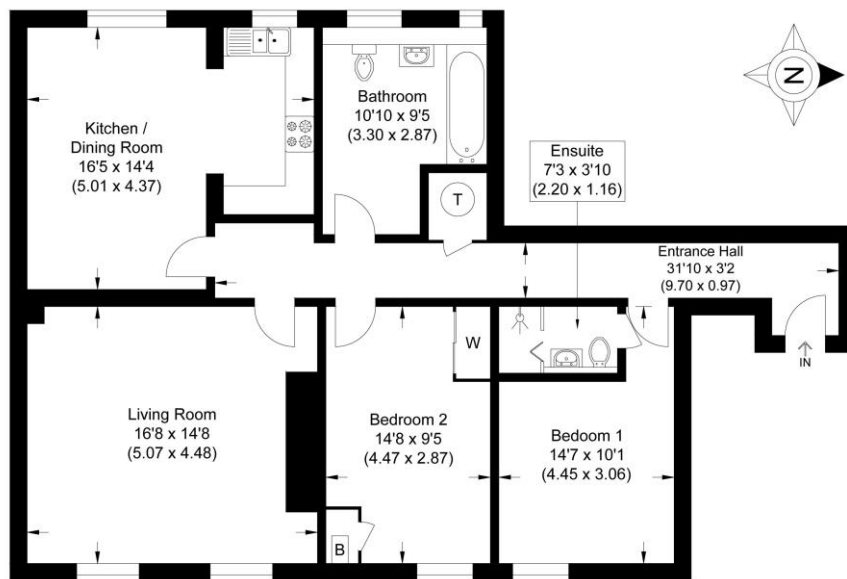
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. Newbury also has a mainline train station with services direct to Reading and London Paddington.

Lease Details and Outgoings

Lease 111 years
Service Charge: £2,221 every 6 months
Ground Rent: £331.77 per annum
Management company First Port insurance: £523

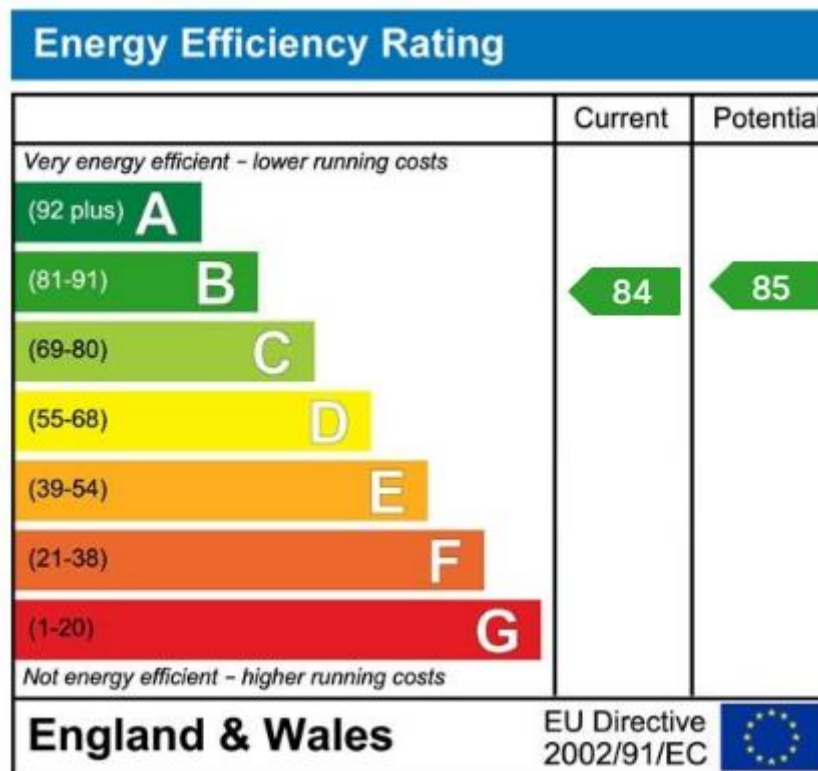


Approximate Gross Internal Area
96.88 sq m / 1042.80 sq ft



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: B

COUNCIL TAX BAND: D
2025/2026: £2,425.72.

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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