



12 Stephenson Court, Old College Road,
Newbury RG14 1TH
Price: £275,000

Features.

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-  2
-  2

NO ONWARD CHAIN

Description.

A spacious two double bedroom, two bathroom flat of approximately 875 sq ft conveniently located just a short walk from Newbury town centre and with Waitrose just over the road. The property is on the second (top) floor and has it's own balcony and garage within a gated carpark, and would benefit from some general updating allowing the new owner to put their own mark on it. The mainline rail station to London Paddington is not far, and there is easy access to the A34 and M4.

The accommodation consists of security entry system, stairs to second floor, through personal door to hall, master bedroom with en-suite and built-in wardrobes, second double bedroom with built-in wardrobes, family bathroom, large living room with balcony, and kitchen/dining room with built-in appliances. Benefits include upvc double glazing, underfloor heating.



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 and the West Country, and excellent access to the M4/A34 junction.

Lease details & outgoings:

Lease: 103 years remaining

Ground Rent: £125 per annum

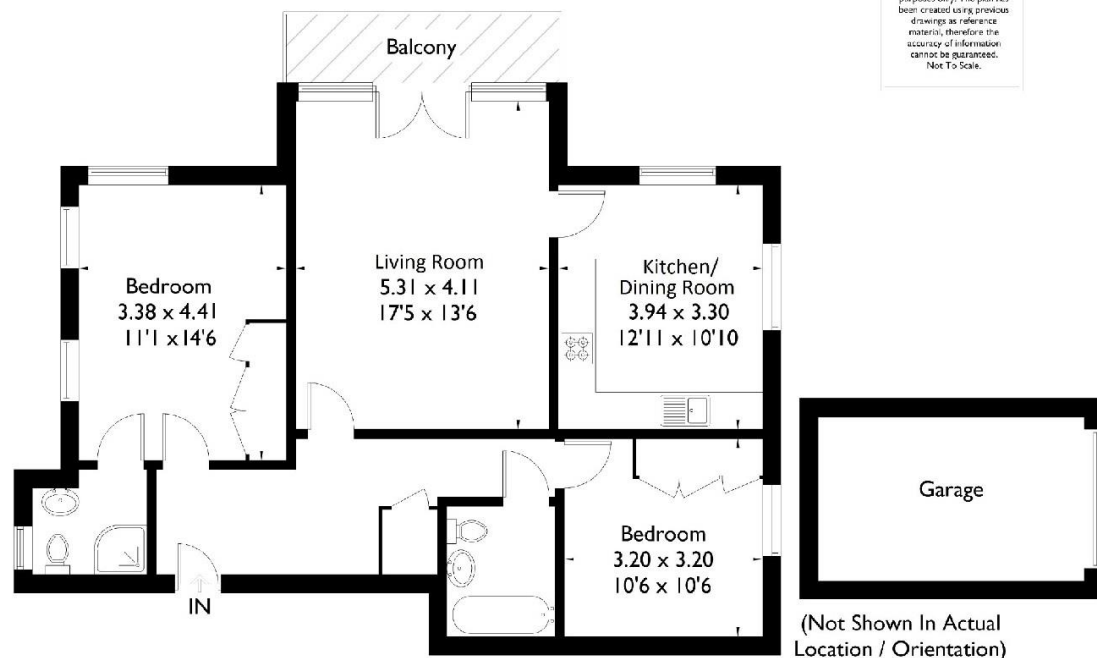
Service Charge: £1,765.73 for 2024/2025.



Approximate Gross Internal Area
81.3 sq m / 875 sq ft
(Excluding Garage)

Job Ref: 211626

Illustration for information purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 

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.

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk