



DOWNER & CO

TRUSTED SINCE 1988

Flat 4, Timson Court, Gould Close,
Newbury RG14 5QL
Guide Price: £235,000

Features.



Description.

Two double bedroom first floor apartment ideally located down by the river, within walking distance of the town centre and rail station. This quiet cul-de-sac location offers peace and tranquillity.

The accommodation comprises, security entry system, communal hall, own front door, hall, living/dining room with balcony, kitchen, master bedroom with en-suite shower room, further double bedroom and bathroom. Benefits also include a lengthy lease, un-allocated off-road parking, picturesque canal walks and communal gardens.

Lease details & outgoings:

Lease: 101 years remaining.

Service charge: £2,259.10 per annum.

Ground Rent: £150 per annum.



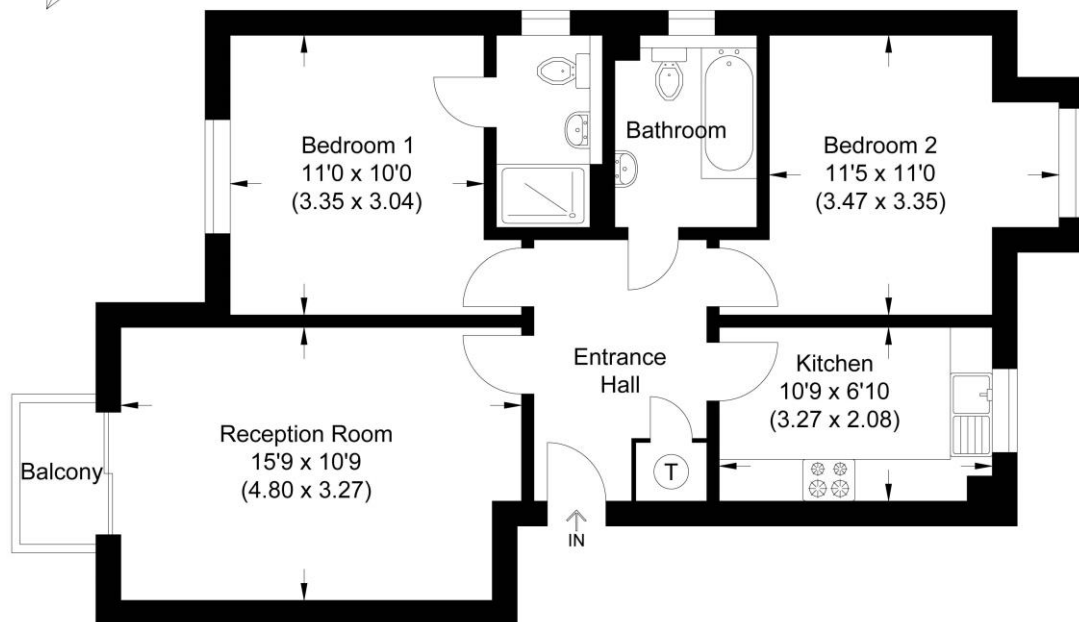
Location.

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 direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.





Approximate Gross Internal Area
60.17 sq m / 647.66 sq ft



Ground Floor

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(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: B

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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