



**FLAT 5, RUSSELL COURT, RUSSELL ROAD,
NEWBURY RG14 5LG
PRICE: £170,000**

Features.



NO ONWARD CHAIN

Description.

Located within easy reach of the town centre and canal path, this two double bedroom over 55's apartment is spacious and light. This great sized property is over 800 square feet and is flooded with natural light through the many large windows throughout. The property is located in a small block of just four other properties and comes with a **Share of freehold**.

The accommodation consists of communal security entry system, stairs to first floor, through personal front door to stairs to second floor, hall, open plan living/dining room, kitchen, good sized master bedroom, second double bedroom with built-in wardrobes, and bathroom. Benefits include double glazing, lots of storage in the eaves, electric heating and allocated parking space.

Service charges as required usually under £1,500 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
80.31 sq m / 864.44 sq ft

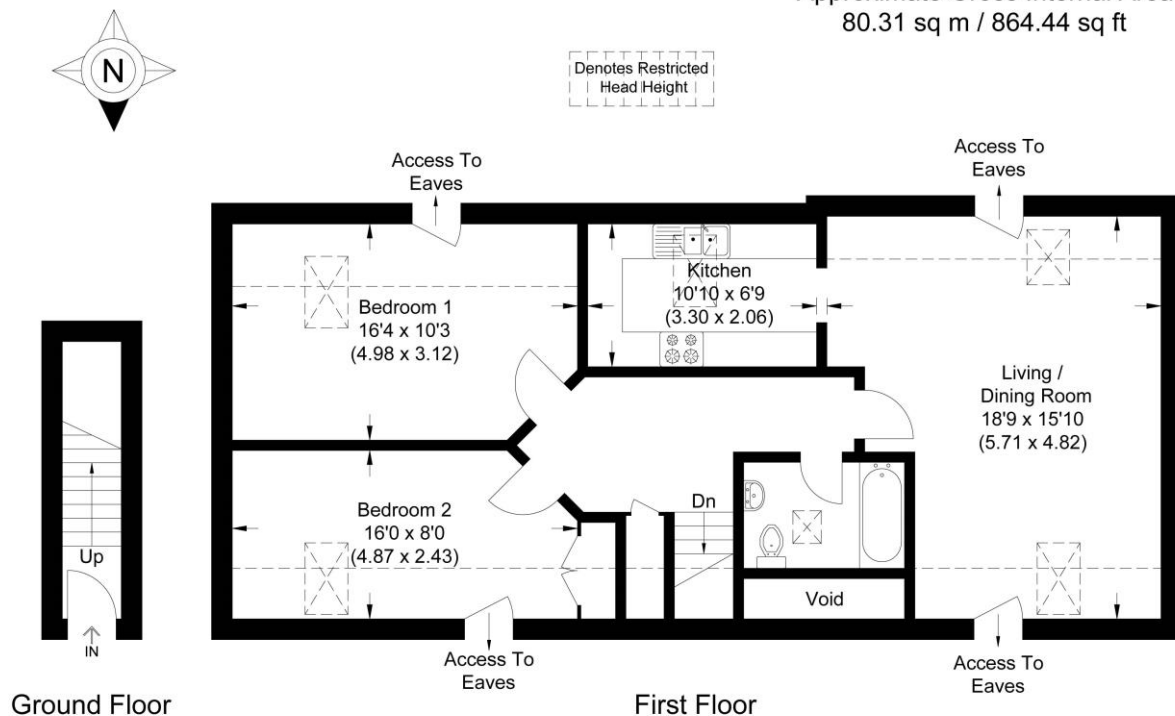
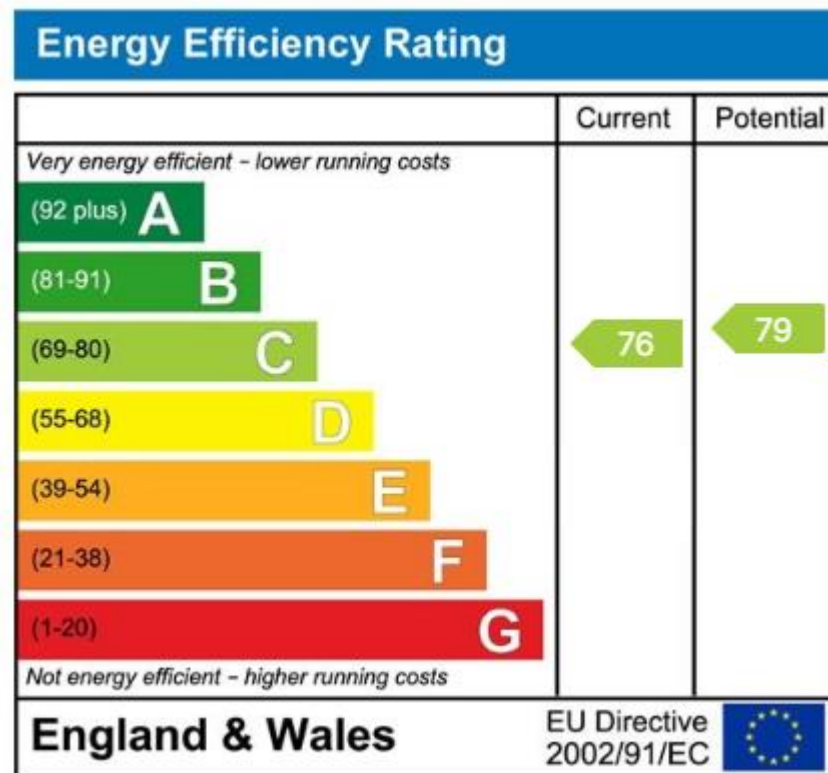


Illustration for identification purposes only, measurements are approximate, not to scale.

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: D
2025/2026: £2,156.19.

TENURE: SHARE OF FREEHOLD

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