



DOWNER & CO

TRUSTED SINCE 1988

82 York Road, Newbury RG14 7NR
Price: £200,000

Features.

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- 2
- 2

NO ONWARD CHAIN

Description.

A first floor two double bedroom flat with en-suite located in the town and just a few minutes walk from Newbury Racecourse and Stroud Green.

The well maintained, light accommodation consists of communal security entry system, stairs to first floor, through personal front door to lobby, open plan south facing kitchen/dining/living room, master bedroom with en-suite, second double bedroom, and family bathroom. Benefits include upvc double glazing, gas-fired central heating and allocated parking.

Lease details & outgoings:

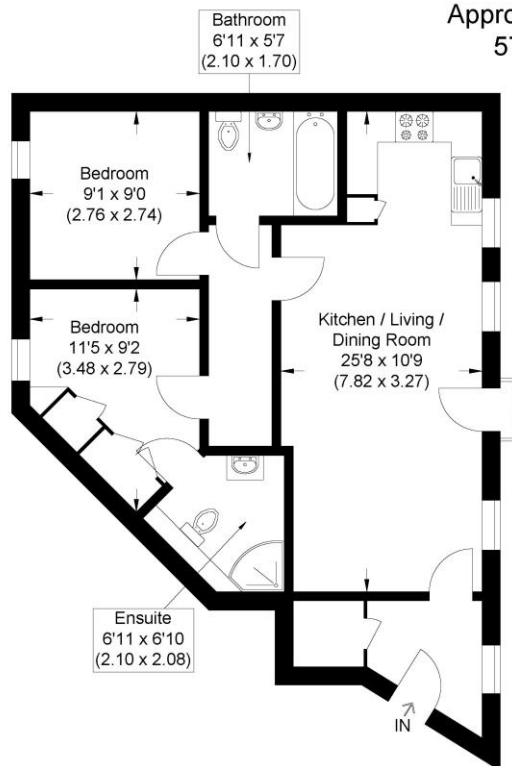
Lease: 976 years remaining.
Management charge: £90 p.c.m.
No Ground Rent.



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.





Approximate Gross Internal Area
57.78 sq m / 621.93 sq ft

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		
(69-80) C	79	81
(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.

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