

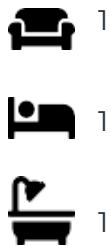


DOWNER & CO

TRUSTED SINCE 1988

244C London Road, Newbury RG14 2BN
Offers Over: £185,000

Features.



NO ONWARD CHAIN

Description.

Located within a short walk of local shops and less than a mile to Newbury Town centre is a spacious split level one bedroom flat. The property is within an old character converted house and there are only three other flats in the block. The property comes with a share of the freehold and over 980 years remaining on the lease.

The accommodation consists of communal security entry system, stairs to first floor, through personal front door to entrance lobby, open plan kitchen/living/dining room with high ceilings, shower room, stairs to second floor with good sized landing that could be used as a study area, and large bedroom. Benefits include double glazing, electric heating and allocated parking.

Lease details & outgoings:

Lease: 984 years remaining.

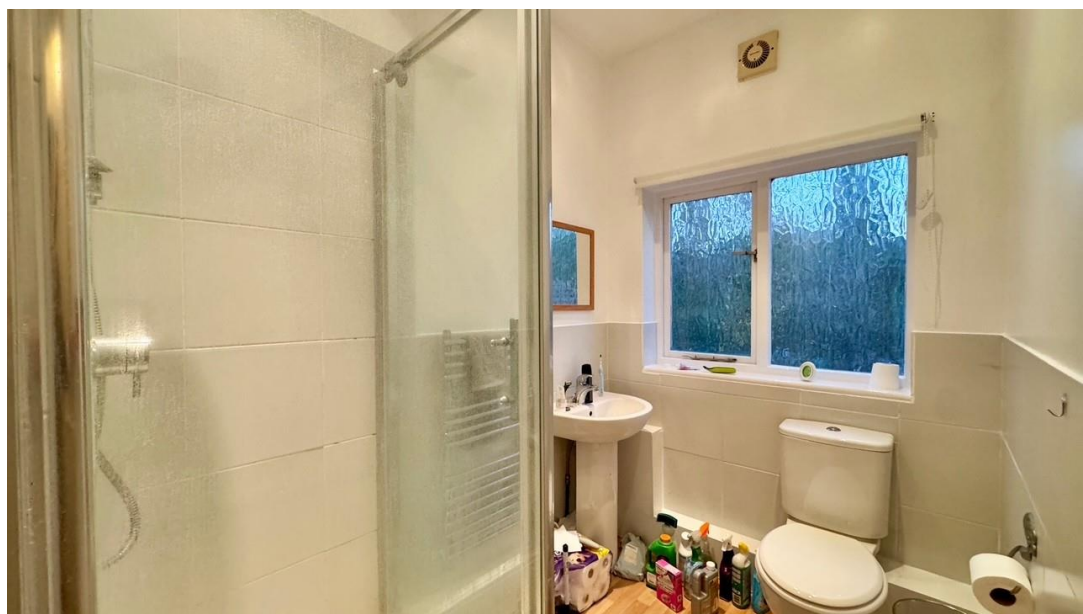
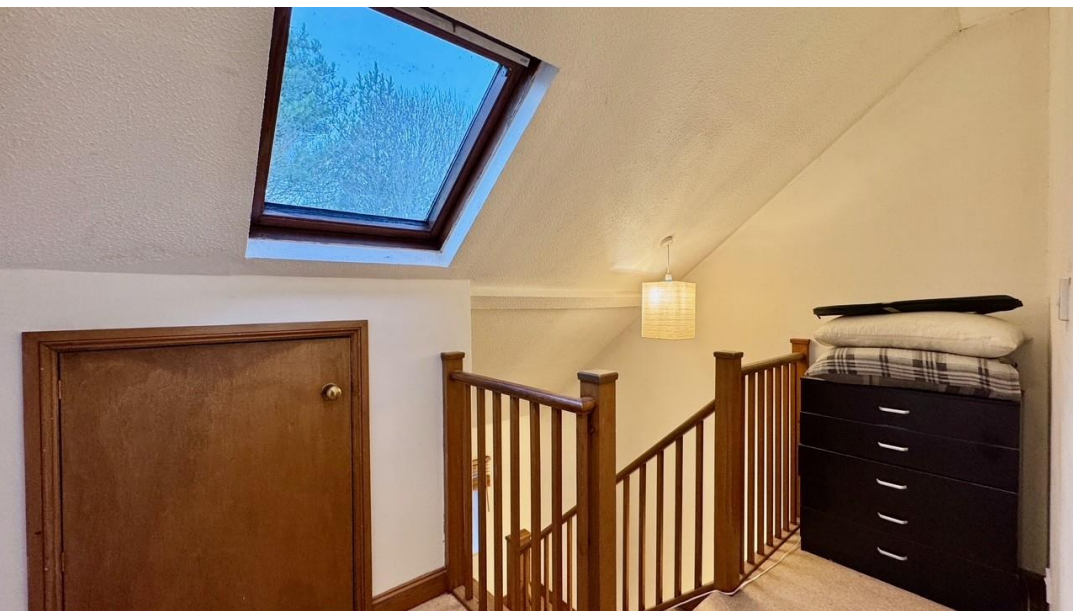
Service Charge: £70 per month.

Quarter share of the freehold. No ground rent.



Location.

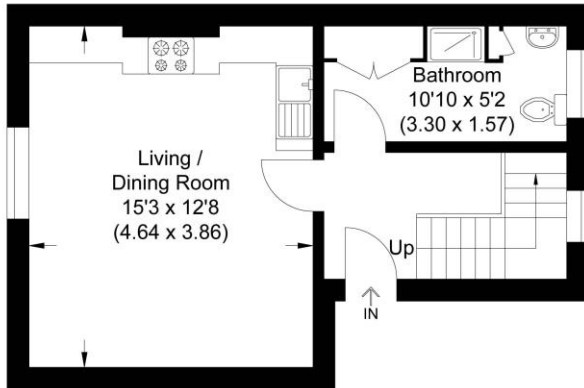
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn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



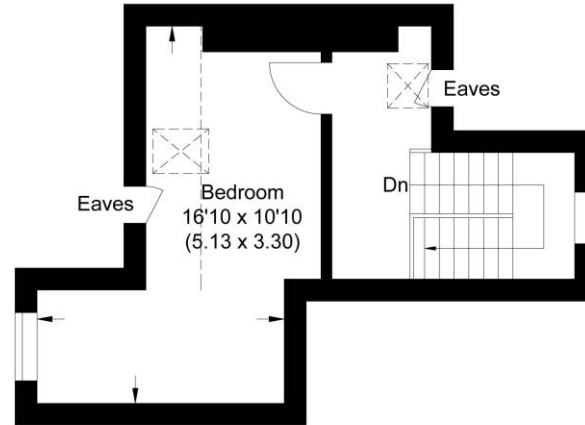


Approximate Gross Internal Area
51.94 sq m / 559.07 sq ft

 = Restricted Head Height




First Floor



Second Floor

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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: F

COUNCIL TAX BAND: A
2025/2026: £1,167.14.

**TENURE: LEASEHOLD/QUARTER
SHARE OF THE 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.

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