



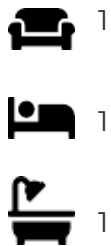
**DOWNER & CO**

TRUSTED SINCE 1988

**Flat 26, Mallard Court, West Mills,  
Newbury RG14 5HL  
Price: £175,000**



## Features.



## NO ONWARD CHAIN

## Description.

Located in an over 55's complex is a larger than average ground floor flat with direct access. The property has been well maintained and is ready to move into. The flat faces south and overlooks the pretty communal garden and main entrance. The walk into the town centre is level and is just a third of a mile away along the canal.

The accommodation consists of own front door and communal security entry system, hall, large living/dining room, kitchen, large double bedroom with walk in wardrobe and bathroom. Benefits include upvc double glazing, electric heating, care alarms throughout, centre manager, communal lounge, and communal laundry.

### Lease details & outgoings:

Lease: 96 years remaining.  
Service Charge: £3,720 p.a..  
Ground Rent: £560 p.a.





## Location.

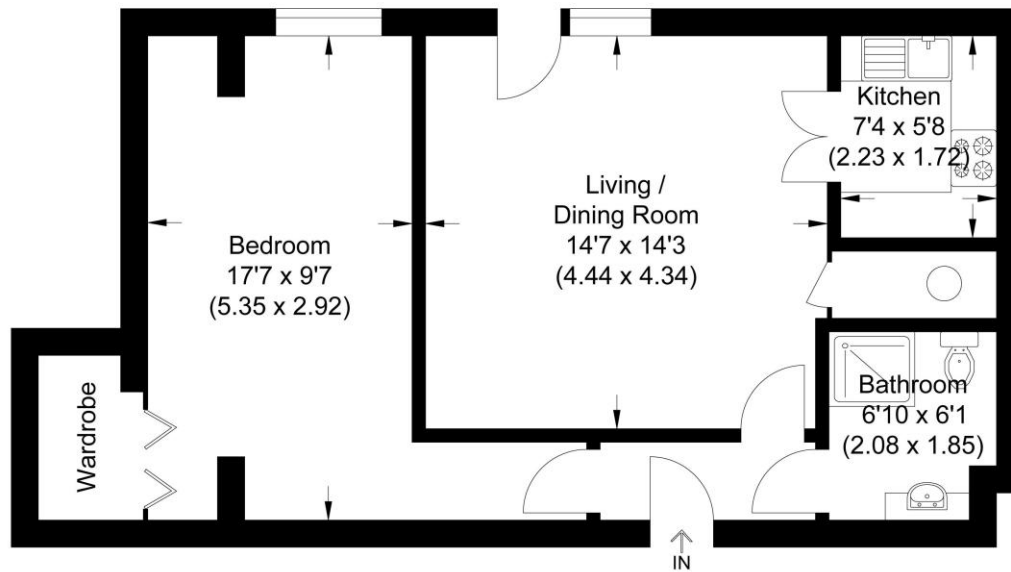
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.







Approximate Gross Internal Area  
52.21 sq m / 561.98 sq ft



Ground Floor



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: TBA**

**COUNCIL TAX BAND: B**  
**2025/2026: £1,886.67.**

**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](http://www.downer.co.uk)**