

## 18 The Maltings

Off Wheelers Green Way, Newbury, Berkshire, RG19 4YB



**PRICE: £320,000**

**FREEHOLD**

### Property Description:

**\*\*\*FULLY REFURBISHED THROUGHOUT\*\*\***

#### **A TWO BEDROOM RETIREMENT TERRACED BUNGALOW**

The Maltings comprises 25 bungalows and 8 apartments. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, two bedrooms and a bathroom. It is a condition of purchase that residents be over the age of 50 years. The Maltings is located within close proximity to shops, including chemist doctors surgery and church. The Thatcham Railway Station is also nearby. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

Ready to move in - Fully  
refurbished/modernised throughout  
FREEHOLD  
Accessible to Local Shops and Bus Route  
Residents' Lounge & Communal Garden  
Minimum Age 50

Communal covered parking  
24 hour emergency Appello call system  
Development Manager  
Service Charge £3,437.81 Ground Rent N/A



**For more details or to make an appointment to view, please contact  
Millie & Carla**



Total floor area 58.3 m<sup>2</sup> (628 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

**For Financial Year Ending:**

**31/03/2025**

**Annual Ground Rent:**

**N/A**

**Ground Rent Period Review:**

**N.A**

**Annual Service Charge:**

**£3,437.81**

**Council Tax Band:**

**C**

**Event Fees:**

**Nil. Transfer**

**Nil. Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.