



Northampton Terrace 118a London Road Newbury Berkshire RG14 2AJ



**Northampton Terrace 118a London Road  
Newbury Berkshire RG14 2AJ**

**Price Guide £199,950 Leasehold**

**Character and individual converted Victorian ground floor  
maisonette with a fabulous detached brick built outbuilding  
and offered with a long lease and very low annual charges.**

**A fantastic opportunity for a first-time buyer or private  
investor looking for a maisonette on the edge of Newbury  
town centre. All the shops and restaurants are on the  
doorstep and a five-minute walk through the pretty Victoria  
Park to Newbury mainline railway station. The  
accommodation comprises an Entrance Hall, Sitting Room  
with an open fireplace, Bedroom, Well Fitted Kitchen, and  
Bathroom with a Shower above the Bath. Outside there is a  
detached brick built Home Office or Workshop which has  
been newly plastered new wiring and with electric heating.  
Pretty enclosed and private Garden to the side.**

**Presented in Good Decorative Order Throughout. Offered  
with No Ongoing Chain**

**Directions: From Newbury Broadway proceed onto London Road.  
Proceed over the mini roundabout and continue round the main Robin  
Hood roundabout on the A4 towards Thatcham/ Reading. The property  
will be found on the left hand side.**



**Council Tax Band: A £1448.66 pa**  
**Nearest Bus stop: London Road 0.1 km**  
**Nearest Train station: Newbury 1.1 km**

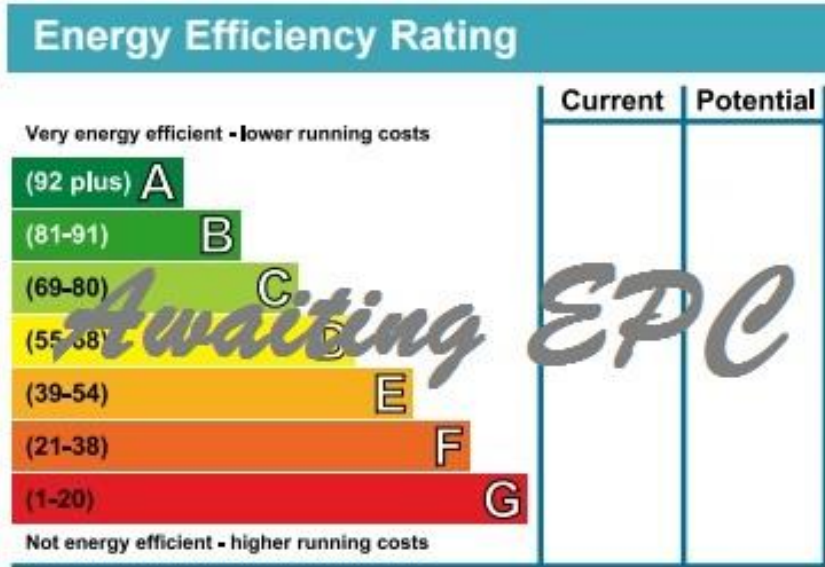
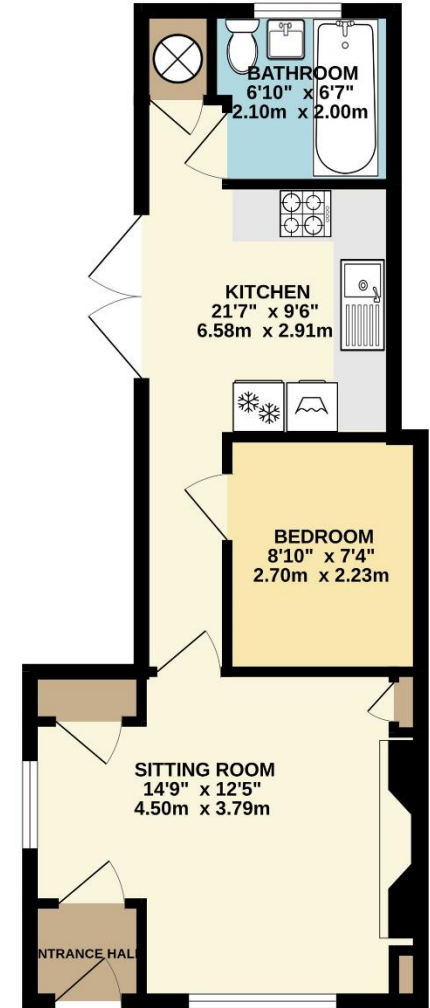
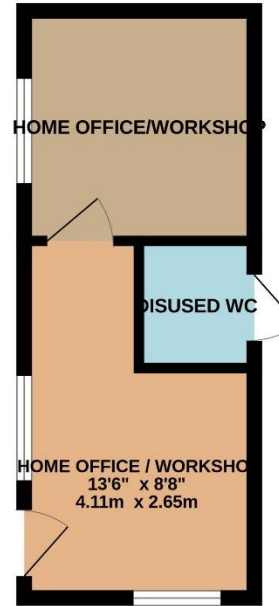
**Lease Details 961 years remaining**

**Building Insurance £ 90.00 per annum**

**Ground Rent £10.00**

HOME OFFICE / WORKSHOP  
 193 sq.ft. (17.9 sq.m.) approx.

GROUND FLOOR  
 421 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq.ft. (57.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**NOTE:** Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We, therefore, suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract.



