



24 Eeklo Pace Newbury Berkshire RG14 7HW

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Price £125,000 Leasehold

This is a brilliant opportunity to buy a well-presented ground-floor studio apartment in a popular residential area within walking distance to Newbury town centre and mainline railway station. The property has been well maintained and comprises an Entrance Hall, a light and airy L-shaped Living/ Bedroom, a well-fitted Kitchen, Bathroom. Further benefits include ample communal Parking, UPVC double glazing. The apartment enjoys a south-facing aspect. Surrounded by well-maintained Communal Gardens.

Internal viewing is highly recommended

- ❖ Ground Floor Apartment
- ❖ L-shaped Sitting / Bedroom
- ❖ Fully fitted Kitchen
- ❖ Bathroom
- ❖ Ample Communal Parking
- ❖ Short walking distance to Town
- ❖ 0.6 miles to Newbury Railway Station
- ❖ Long Lease with 960 years remaining

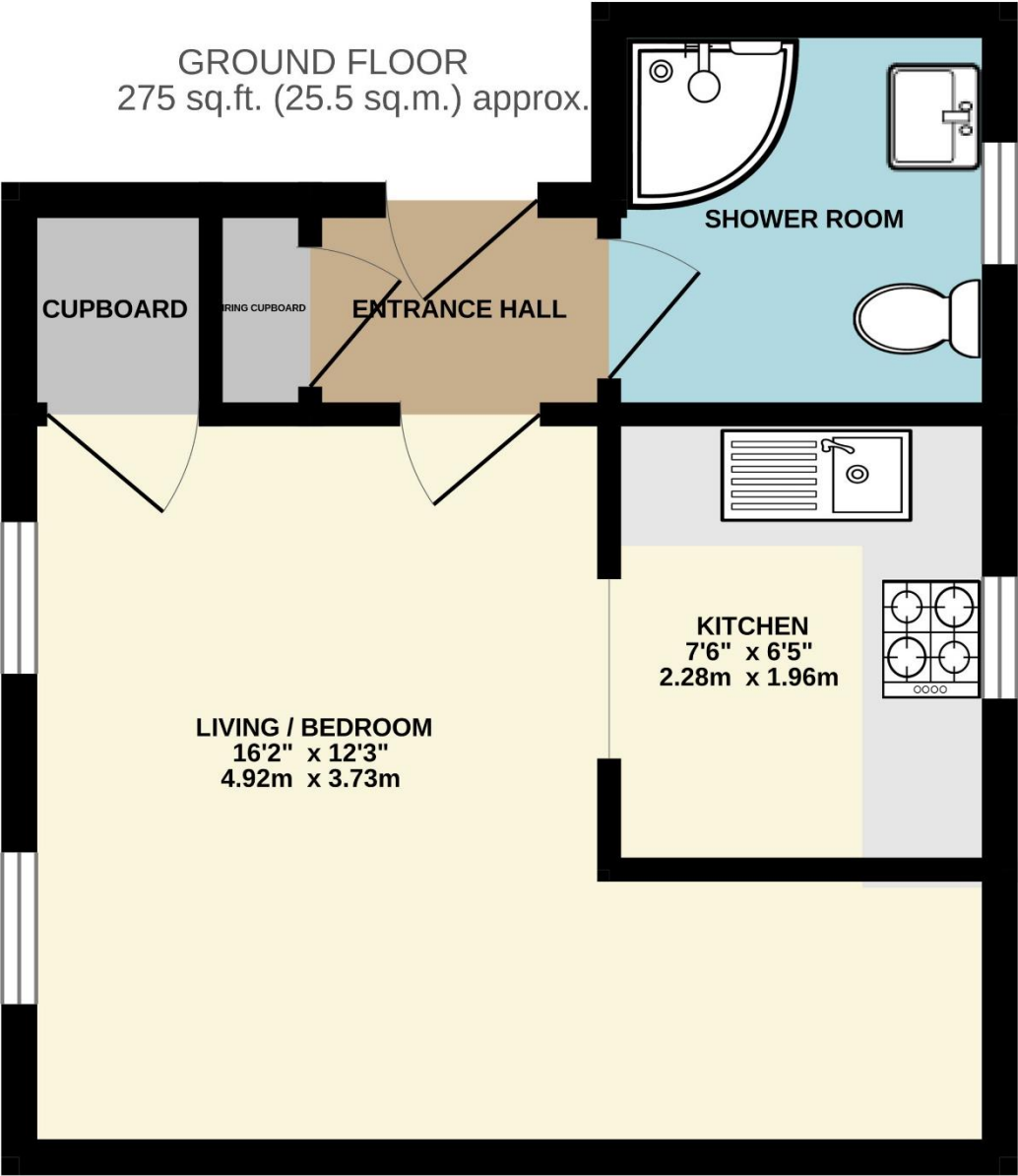
Directions

From the Robin Hood roundabout, following the A339 towards Basingstoke in a southerly direction, proceed across the first roundabout and at the second roundabout take the first exit. At the mini roundabout, take the third exit onto Greenham Road. Take the second right into the old part of Greenham Road, and Eeklo Place will be found on the left. Proceed into the cul-de-sac, and the property can be found on the block facing you



Council Tax Band: **B** £1886.67 pa
Lease Details: 960 years remaining
Management Charges: £790.00 per annum
Nearest Bus stop: Greenham Road 0.1 miles
Nearest Train Station: Newbury 0.6 miles

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 275 sq.ft. (25.5 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(s).

