



MAIDENHEAD HOUSE, NEWBURY, RG14 5HE

RESIDENTIAL FOR SALE



Summary

Long leasehold residential opportunity

Price	Offers from £700,000 - Possibility for the restriction of Social Rented tenures only to be removed.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

- Town centre location
- Adjacent to amenities
- Affluent market town
- No. 8 x 1 bedroom flats
- 102 years remaining on the long leasehold interest
- RESTRICTION TO SOCIAL RENTED TENURES ONLY.



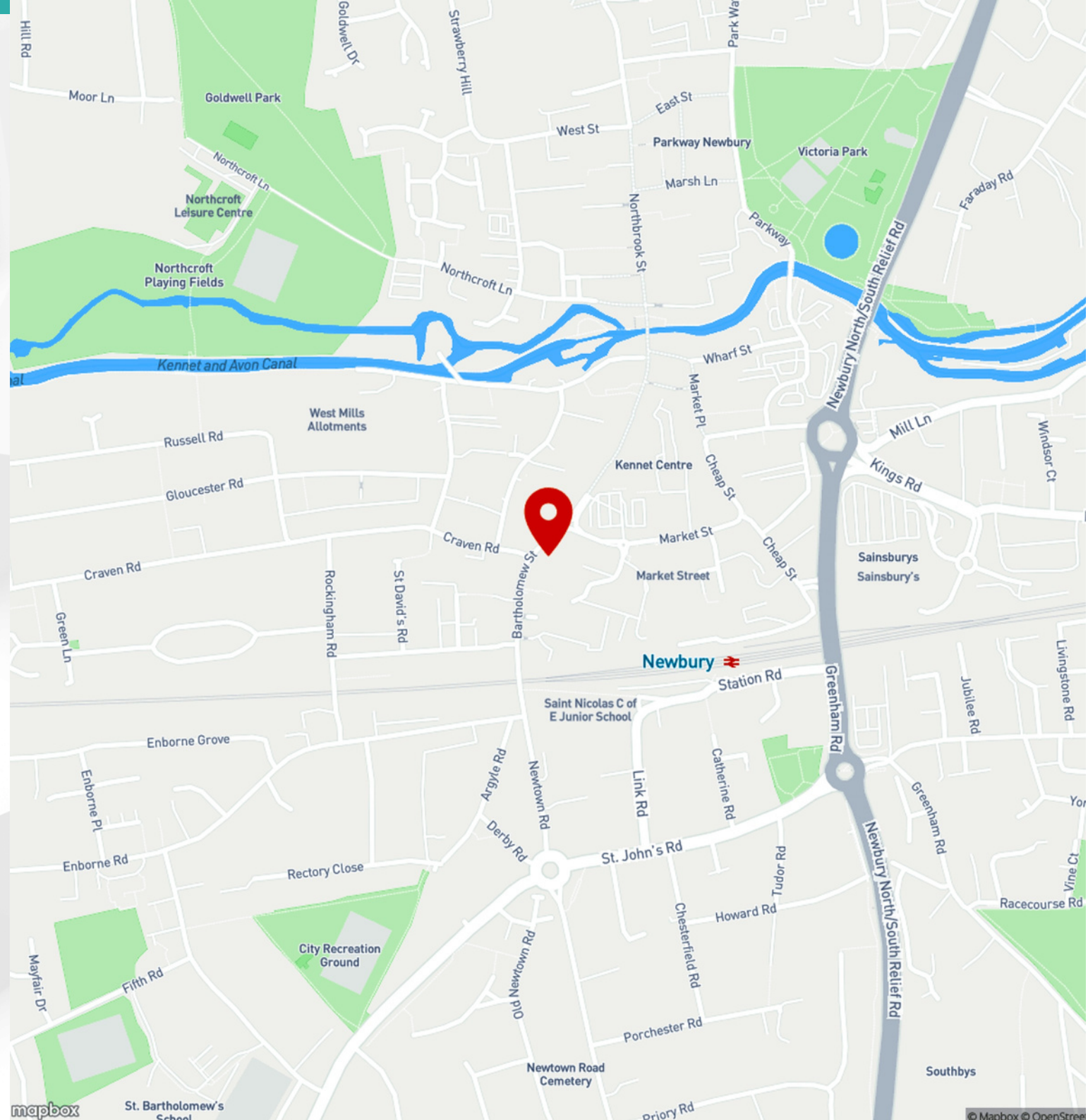
Location



**Maidenhead House, 109-112
Bartholomew Street,
Newbury, RG14 5HE**

Newbury has a population of approximately 45,000 and is situated adjacent to the A34 trunk road and 2 miles to the south of Junction 14 of the M4 motorway, which are the two nearest major arterial routes. The town benefits from good road communications to Oxford (25 miles north), Winchester (25 miles south), Swindon (25 miles west) and Reading (20 miles east). The town has a main line rail station with services to Reading and London (Paddington). The town contains a comprehensive range of amenities, including retail, cultural and recreational facilities together with numerous independent traders.

The property is situated in the town centre on the eastern side of Bartholomew Street in a mixed secondary retail, commercial and residential area. To the rear is a small residential mews development with private car parking.



Further Details

Description

A purpose-built 3 storey block of residential flats (8 in total - 4 per floor) with secure ground floor lobby offering stairs to both floors and a rear access door. The building appears to date from the late 1990's and has painted rendered brick elevations beneath a flat roof and with double-glazed fenestration.

The flats are in shell condition with fitted kitchens and bathrooms only.

Terms

The long leasehold is available, with the ability to remove the restrictive covenant.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT

VAT is not applicable.





Enquiries & Viewings

Matt Cureton



mcureton@vailwilliams.com
07786 735596
0238 082 0900

Gary Jeffries



gjeffries@vailwilliams.com
07976 397698

