



2 Russell Court 65 Russell Road Newbury Berkshire RG14 5LG

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Berkshire RG14 5LG**

**Guide Price £189,950 Leasehold**

**A very well presented two-bedroom ground-floor apartment located in a convenient and sought-after location close to Newbury town centre, within a picturesque short canal walk of all its amenities such as shops, supermarkets, doctors, dentists, restaurants, banking, primary and secondary schools. Additionally, close by are transport links of a mainline railway station within walking distance, plus easy access to connect to the M4 & A34 road networks.**

**The property is of good proportion, comprising an Attractive Communal Lobby with Telephone Entry, Hall, 17' Sitting/ Dining Room, Kitchen, Two Double Bedrooms, plus a Bathroom. Outside, there is a private and secluded communal Garden laid mainly to patio, enclosed by a small brick wall and panelled fencing. There is a Garden Shed/ Bike Store. Gas-fired radiator central heating with a recently installed boiler and double glazing throughout. An Allocated Parking Space to the front of the property. Brand new carpets laid throughout.**

**Share of Freehold with a 125-year lease from 29<sup>th</sup> September 2004.  
Peppercorn Ground rent £0.00 Management Charges £700.00 pa  
Please note there is an occupancy restriction on the property of being over the age of 55 years old.**

**No Ongoing Chain      Immediate Completion Available**

**Directions: Leave Newbury via Bartholomew Street and turn right into Craven Road. Take the third turning right into Blenheim Road. Proceed straight to the bottom of the road, bearing left into Russell Road and the property will be found on the right hand side.**



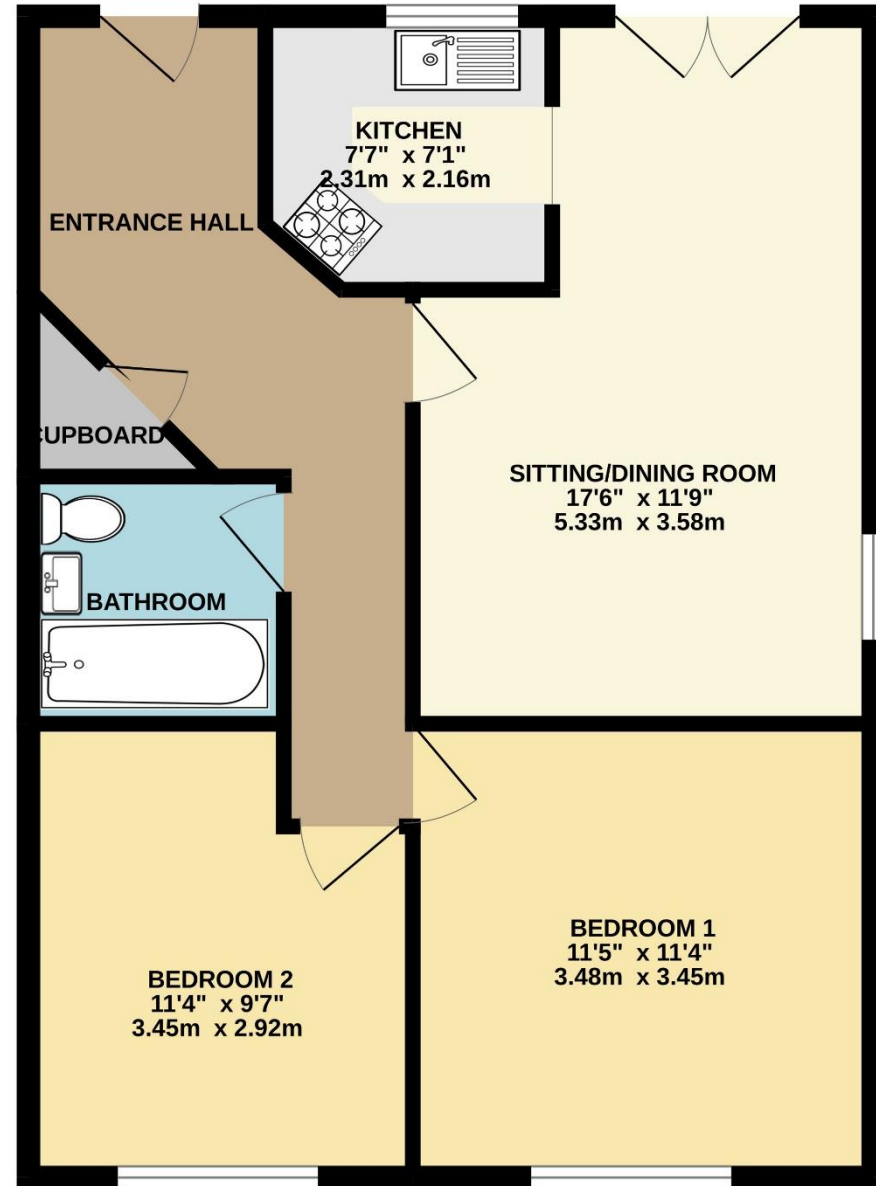
**Council Tax Band: C    £2268.74 pa**

**Nearest Bus stop: Craven Road    0.2 km**

**Nearest Train station: Newbury    0.9 km**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	<b>76 C</b>	<b>76 C</b>
55-68	<b>D</b>		

**GROUND FLOOR**  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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

