



2 Martineau Court, Old Bath Road,  
Newbury RG14 1AG  
Price: £320,000

**Features.**

-  1
-  2
-  2

**NO ONWARD CHAIN**

**Description.**

A smart two double bedroom ground floor apartment with the huge added bonus of its own garden! Located in this small development of only eight apartments built by renowned local developer Rivar, it is within walking distance of the town centre, Goldwell Park and Speen Moors.

The apartment is presented in immaculate order and includes security entry phone system, smart communal entrance hall, spacious own hallway, open plan living/dining room with fully fitted kitchen and patio doors leading out to a decking area with further steps down to your own enclosed private garden. Master bedroom en-suite, further double bedroom with both having built in wardrobes and bathroom. There are well kept communal gardens for the residents to use as well as an allocated parking space.



## Location.

The pretty market town of Newbury offering a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.

## Lease details & outgoings:

Lease: 111 years remaining.

Service charge including ground rent: £2,466.99 per annum.



Approximate Gross Internal Area  
75.80 sq m / 815.90 sq ft

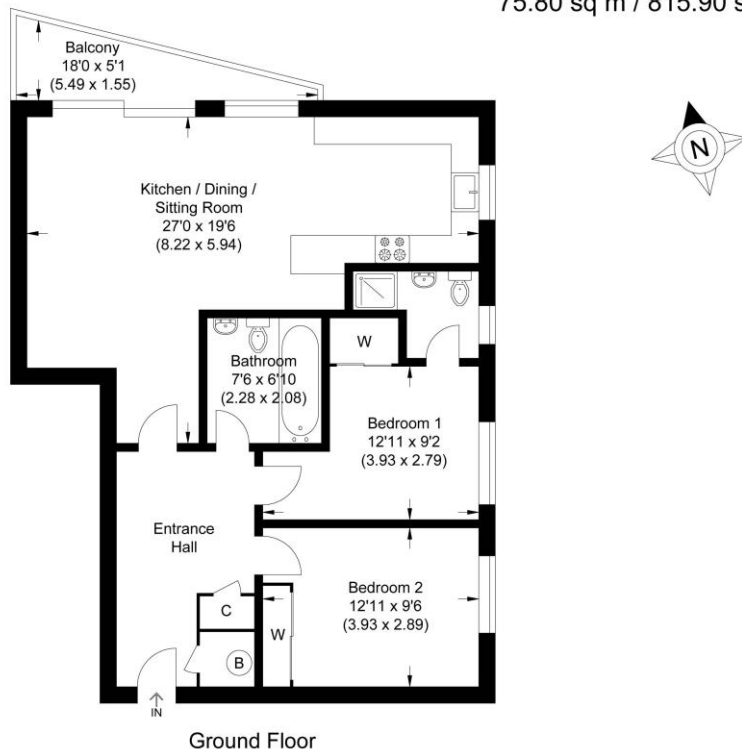



Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Important Notice

#### PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

**EPC: B**

**COUNCIL TAX BAND: C**  
**2025/2026: £2,156.19.**

**TENURE: LEASEHOLD**

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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