DOWNER & CO

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2 Phoenix Brewery, Bartholomew Street, Newbury RG14 5QA

Price: £195,000

Features.

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NO ONWARD CHAIN

Description.

Located in the town centre, yet tucked away from the hustle and bustle is a split level one bedroom flat in an old historic Grade II Listed building with plenty of character throughout. The property is part of a conversion of similar properties in a former brewery and has the added benefit of an allocated parking space. On the doorstep are shops, cafes, restaurants and pubs, and the mainline rail station is just a few minutes walk.

The accommodation in this one-off property consists of communal security entry system, stairs to first floor, open plan kitchen/dining/living room with Juliet balcony, stairs from the hall to second floor, bedroom with built-in wardrobes and Juliet balcony, and smart bathroom with raised ceilings giving a lovely sense of space. Benefits include Share of Freehold with over 980 years remaining on the lease, double glazing and gas fired central heating.

Location.

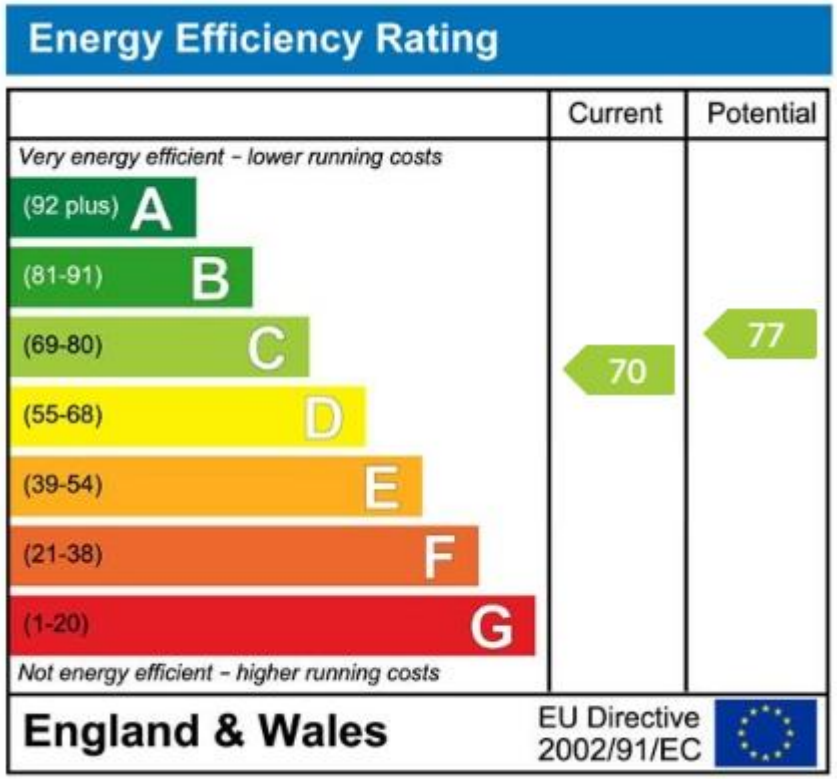
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. Newbury also has a mainline train station with services direct to Reading and London Paddington.

Lease details & outgoings:
Share of Freehold
Lease: Over 980 years remaining.
Sinking fund: £65 per month

Approximate Gross Internal Area
39.18 sq m / 421.73 sq ft

Ground Floor First Floor

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



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: C

COUNCIL TAX BAND: B
2026/2027: £1,985.15.

TENURE: SHARE OF FREEHOLD

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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