



5 Kimbers Close Kennet Road Newbury Berkshire RG14 5JF

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**Price Guide £120,000 Leasehold**

This spacious first-floor one-bedroom apartment will make a great investment opportunity or be ideal for a first-time purchase. Located in a picturesque residential area around West Mills on the doorstep of Newbury town centre and within easy walking distance of the mainline railway station. The property is of good proportion and comprises an Entrance Hall, a light and airy Living Room, plus an open plan Dining Area, Kitchen, Double Bedroom and Bathroom. Gas radiator, central heating, and UPVC double glazing. The apartment enjoys a south and west-facing aspect. Surrounded by well-maintained Communal Gardens. In need of redecoration and improvement.

Internal viewing is highly recommended

- ❖ First Floor Apartment
- ❖ L-shaped Sitting Room with separate Dining Area
- ❖ Kitchen and Bathroom
- ❖ Double Bedroom
- ❖ Well-kept Communal Gardens
- ❖ Short walking distance to Town
- ❖ 0.4 km to Newbury Railway Station
- ❖ 990 years lease remaining with Peppercorn Ground rent

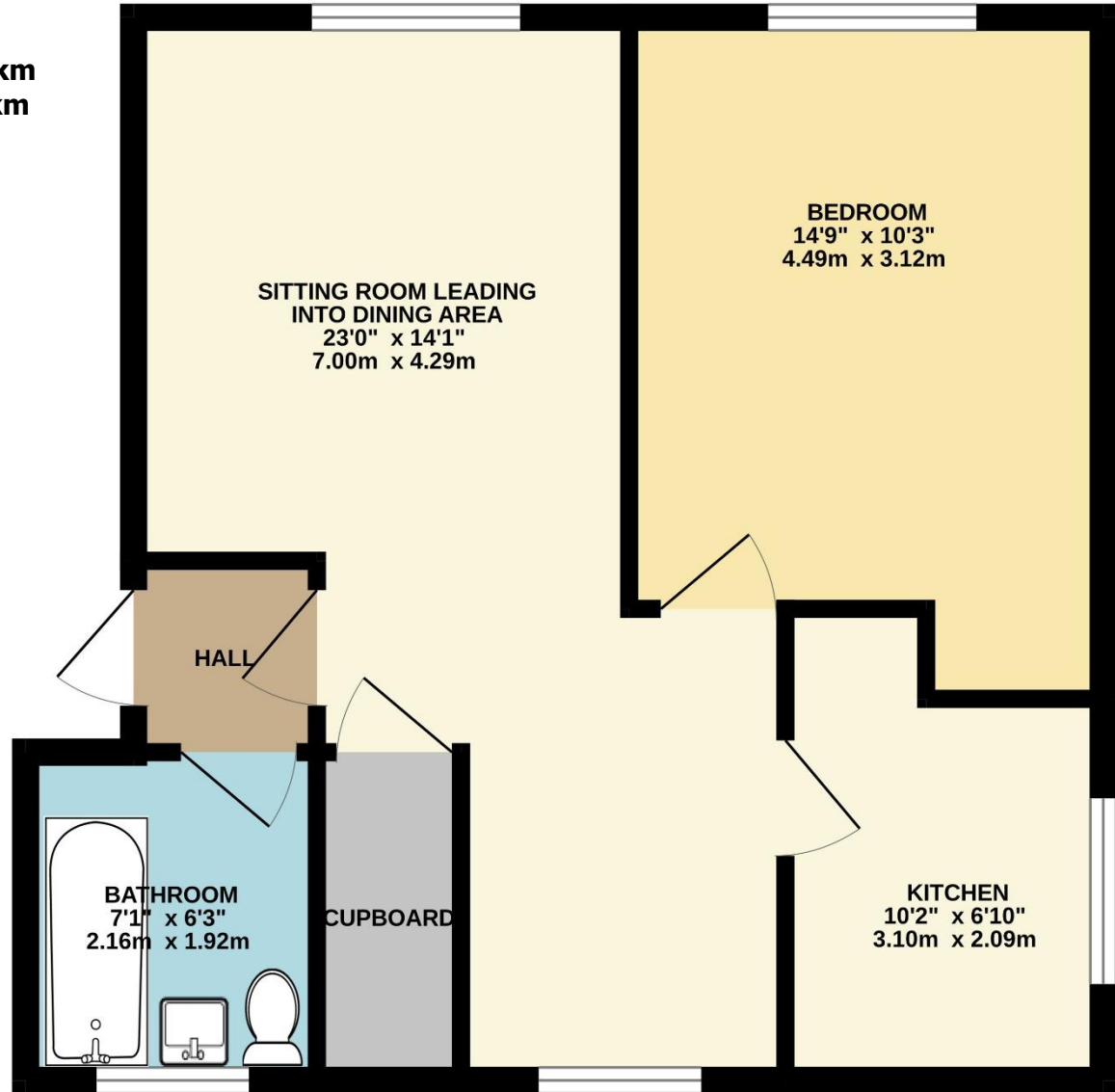
### Directions

From leaving the town centre from Market Street, turn first right into Bartholomew Street turn first right into Craven Road. Take the second right into Kennet Road, and Kimbers Close will be found a short distance on the right-hand side. The property will be found in the bottom-right corner.



**Council Tax Band: B**      **£1853.00 pa**  
**Lease Details: 990 years remaining**  
**Management Charges: £1365.65 per annum**  
**Ground Rent Peppercorn £0.00**  
**Nearest Bus stop: Craven Road 0.2 km**  
**Nearest Train Station: Newbury 0.4km**

**FIRST FLOOR**  
 506 sq.ft. (47.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 506sq.ft. (47.0 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(s).

