






DOWNER & CO

TRUSTED SINCE 1988

22 Beech Court, Victoria Gardens,
Newbury RG14 1EY
Price: £135,000

Features.

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NO ONWARD CHAIN

Description.

Perfectly located for the town centre, Parkway, and Victoria Park is a well presented, good sized second floor one bedroom flat that comes with a share of the freehold. The property is within a short walk of the mainline rail station to London Paddington, and the shops and restaurants in the town centre. This property would make an ideal first time purchase or investment that currently generates 6.9% gross yield. Additionally there is very easy access to the A4, A34 and M4.

The accommodation consists of communal security entry system, stairs to second floor, open plan living/dining room with dual aspect windows, kitchen, bedroom with built-in wardrobe and bathroom. Benefits include upvc double glazing, parking and electric 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.

Outgoings:

Share of Freehold
Service Charge: £1110 per annum.
Ground Rent: £80 per annum



Approximate Gross Internal Area
42.61 sq m / 458.65 sq ft

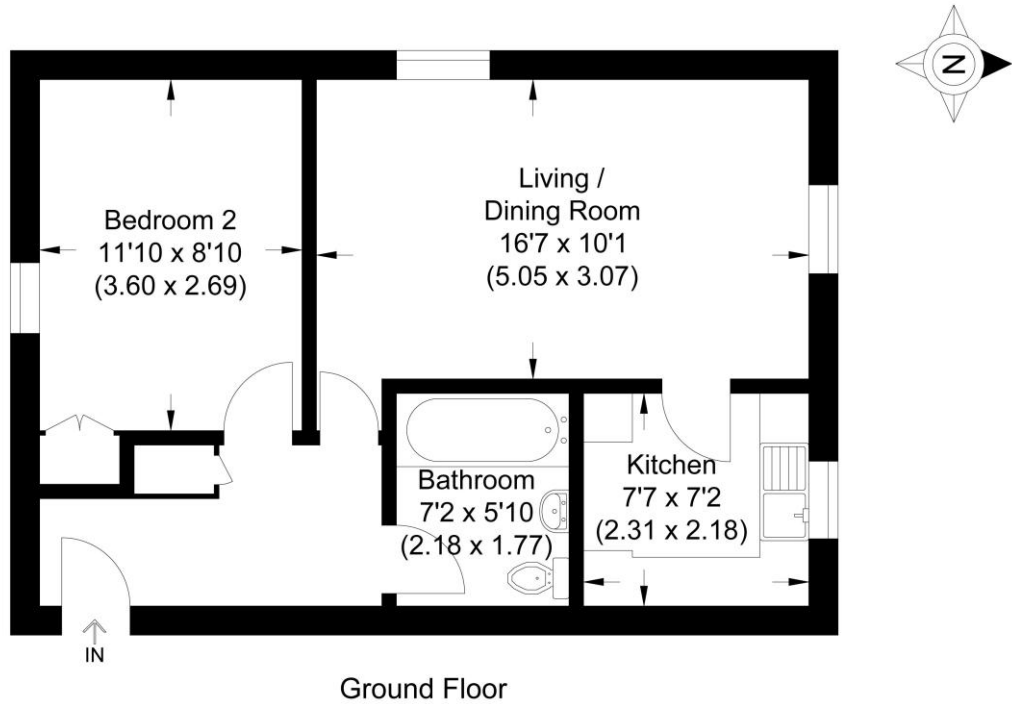
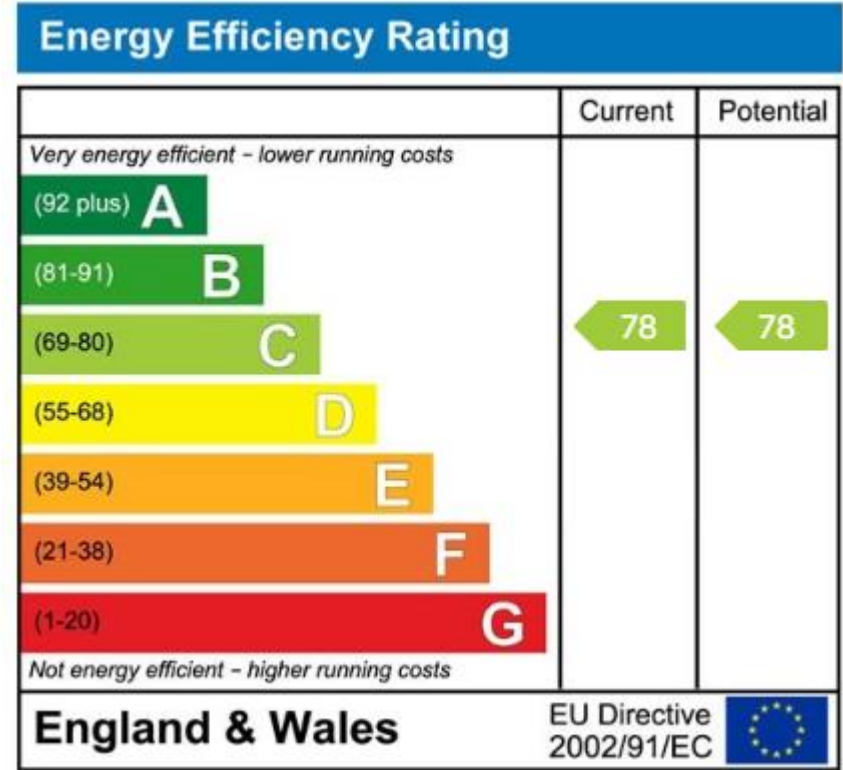


Illustration for identification purposes only, measurements are approximate, not to scale.



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: 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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