



17 Cavendish House

Enborne Lodge Lane, Newbury, Berkshire, RG14 6RH



A two bedroom first floor apartment located within a prestigious gated development on the edge of Wash Common with stunning westerly views over countryside.

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: sales@nyeandco.co.uk

www.nyeandco.co.uk

Large entrance hall | Spacious kitchen/breakfast room | Living room with Juliet balcony and far reaching views over countryside

Master bedroom with fitted wardrobes and en-suite shower room | Double bedroom with fitted wardrobes | Family bathroom

Gas central heating | Wooden double glazing | Beautifully maintained communal grounds | Parking for one car | 100 year lease

Guide Price £375,000

SITUATION

The property is situated in a highly sought after area on the southwest side of Newbury in a stunning rural location whilst being less than 3 miles from central Newbury. The pretty market town of Newbury offers a wide range of shopping and leisure facilities, including a twice weekly market. There is a wide variety of cafes, restaurants and bars, the Corn Exchange Theatre and a multi-screen cinema. There is a rail station with direct trains to London Paddington.

DESCRIPTION

The property is approached down a private pretty tree lined road and the apartment is accessed by a door entry system. Accommodation comprises large entrance hall, spacious kitchen/breakfast room and a living room with Juliet balcony and rural views over meadows towards the downs. There is a master bedroom with fitted

wardrobes and en-suite shower room, double bedroom with fitted wardrobes and family bathroom.

The property has gas central heating and wooden double glazing.

Outside Enborne Lodge enjoys beautiful communal grounds of approximately 7 acres and is located close to the thriving Falkland Cricket Club. To the front of the property there is parking for one car.

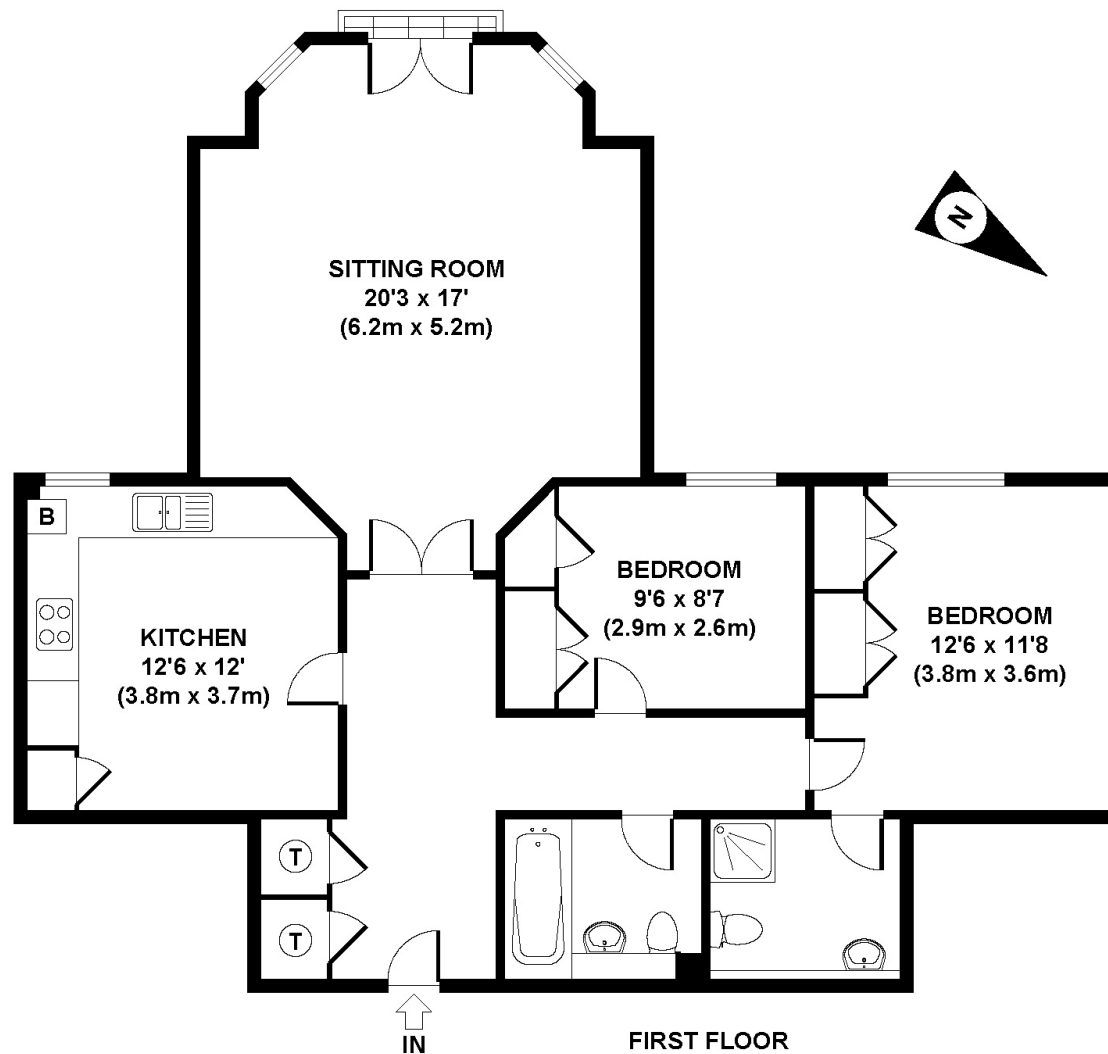
The property is being sold with no onward chain and viewing is strongly recommended.

Lease length – 125 years from 2001
Ground rent – £500 per annum
Service charge – £3,345.00 for year
January 1st 2026 – 31st December 2026

COUNCIL TAX

West Berkshire – Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 915 SQ FT**

APPROX. GROSS INTERNAL FLOOR AREA 915 SQ FT / 85 SQ M
 Floorplans are for identification and guideline purposes only, not to scale.
 Compliant with RICS code of measuring practice.
 Floorplans supplied by www.draftingfloorplan.com



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