



DOWNER & CO

TRUSTED SINCE 1988

2 Swan Court, Newbury RG14 1JZ
Price: £190,000

Features.

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NO ONWARD CHAIN

Description. Located in the town centre is a smart, ground floor one bedroom maisonette that has been fully updated and improved. On the doorstep are restaurants, bars, shops and the mainline rail station is a short walk. The property sits within a modern block with stunning waterfront gardens to enjoy and plenty of parking.

The accommodation consists of own front door to hall, open plan living/dining room, kitchen, double bedroom with built-in double wardrobe and bathroom. Benefits include double glazing, electric heating and allocated parking.

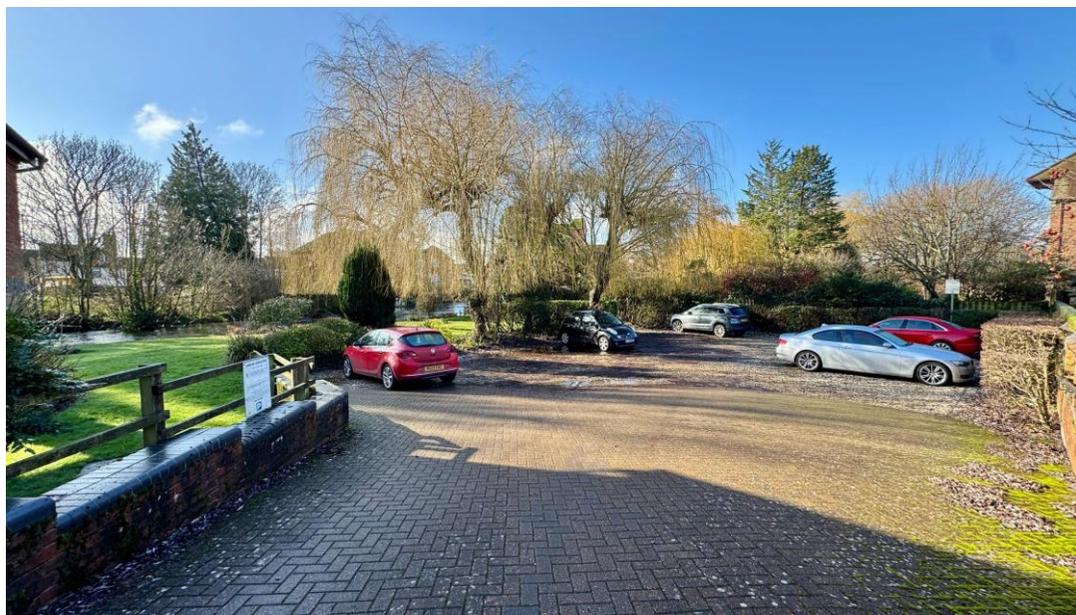
Lease details & outgoings:

Lease: 959 years remaining.
Service Charge and Ground Rent: £1,639.92 per annum

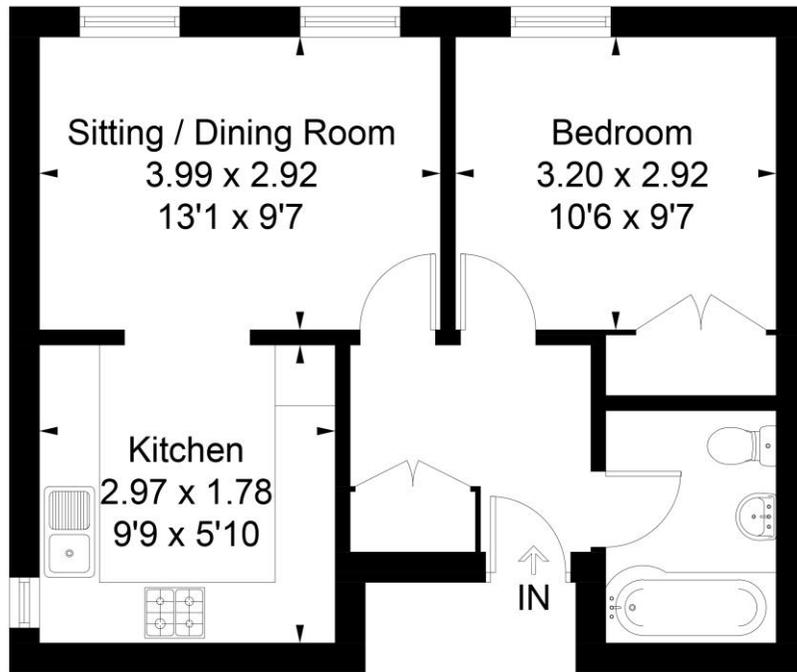


Location.

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. 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.



Approximate Area = 41.7 sq m / 449 sq ft



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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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC: C

COUNCIL TAX BAND: B
2025/2026: £1,886.67.

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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