



## 36 Craven Road, Newbury, RG14 5NJ Offers in excess of £155,000

\*\*\* NO ONWARD CHAIN \*\*\*

GoodMove are delighted to present this recently updated one bedroom apartment to the market.

This well-proportioned apartment offers a bright and spacious reception room providing ample room for both relaxation and dining, a separate kitchen, a large double bedroom benefitting excellent natural light through its attractive south facing bay window, and a family bathroom.

Newbury is a well-regarded market town known for the Newbury Racecourse and a strong selection of shops, restaurants, leisure facilities and highly regarded schools.

Close by is Newbury railway station providing direct services to London Paddington Station. Additionally the A34 and M4 motorway offer convenient road access to Reading, Oxford and Southampton.

Overall, this recently updated apartment presents a fantastic opportunity to acquire a move-in-ready home with well-balanced proportions and a comfortable, modern finish.



**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

**Section 21**

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

**Leasehold Information**

959 years remaining on the lease  
Ground rent: £10 per annum  
Maintenance charge: £960 per annum  
This information is provided by the vendor and should be verified during the conveyancing process.

