

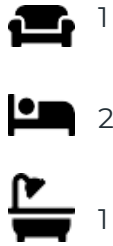


DOWNER & CO

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29 Rowlock Gardens, Hermitage RG18 9WT
Price: £195,000

Features.



Description.

Set on the edge of woodland and open countryside, a spacious two double bedroom top floor apartment. On the outskirts of this modern development to the north of the village of Hermitage, this apartment offers a lovely tranquil setting while also being within walking distance to all the amenities the village has to offer.

The accommodation includes, security entry system to communal entrance hall, stairs to top floor, front door to own entrance hall, spacious dual aspect living/dining room with Juliet balcony leading through to a smart kitchen, again being dual aspect, offering lots of natural light. Both double bedrooms are accessed off the hallway with the main bedroom having built in wardrobes. The bathroom completes the accommodation. Other benefits include gas central heating, allocated parking space with further spaces for visitors and decent sized and well maintained communal gardens.

Lease details & outgoings:

Lease: 107 years remaining
Service Charge: £1,800 per annum
Share of Freehold

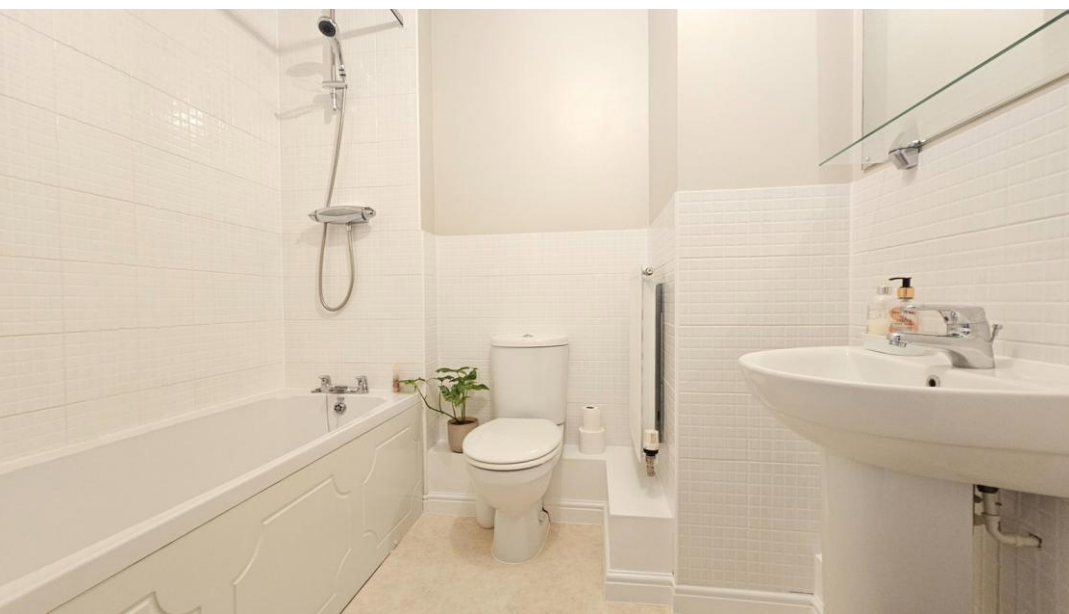


Location:

Rowlock Gardens is located on the Forest Edge development to the northern fringes of the village and within easy walking distance to the primary school and play-park and is surrounded by protected woodland with open countryside beyond.

The village of Hermitage offers superb local amenities including a Co-op, garden centre, further local stores/post office, two public houses and a primary school. It also falls within The Downs Secondary School catchment and is surrounded by beautiful rolling countryside offering superb walks including along the old railway line to the nearby village of Hampstead Norreys. Junction 13 of the M4/A34 is a couple of miles away providing excellent access for major transport routes.

The nearby 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 direct links to London Paddington and the West Country.



Approximate Gross Internal Area
59.53 sq m / 640.77 sq ft

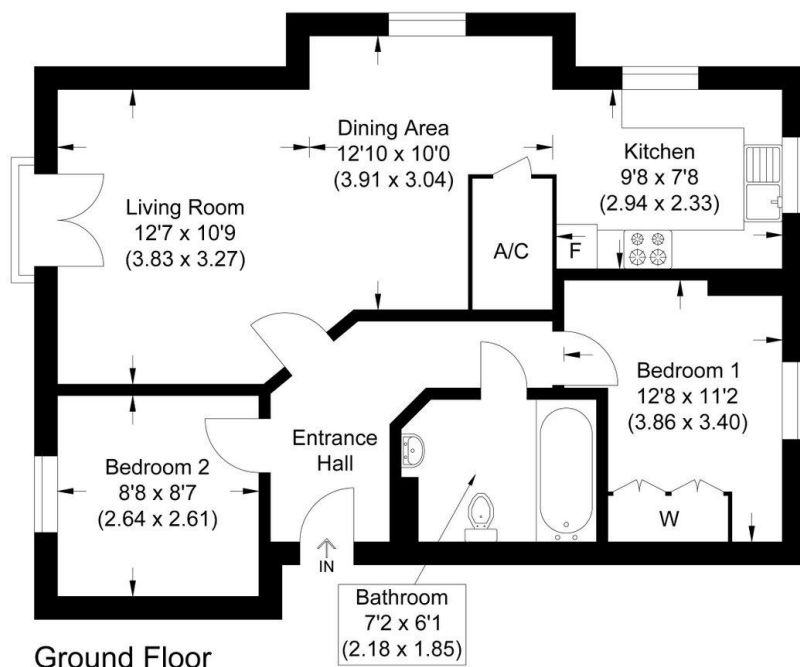


Illustration for identification purposes only, measurements are approximate, not to scale.

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: C
2026/2027: £2,205.17.

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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