






DOWNER & CO

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Flat 14, Sheridan Court, London Road,  
Newbury RG14 2BH  
Price: £143,500

**Features.**

-  1
-  1
-  1

**NO ONWARD CHAIN**

**Description.**

Located within a short walk of local shops and the town centre is a good sized ground floor one bedroom flat with balcony. The property has been well maintained and is available with no onward chain delays.

The accommodation consists of communal security entry system, through personal front door to hall, open plan living/dining room with access to the west-facing balcony, kitchen, large bedroom with built-in wardrobes and bathroom. Benefits include upvc double glazing, share of freehold and long lease, allocated parking and low monthly service charge payments.

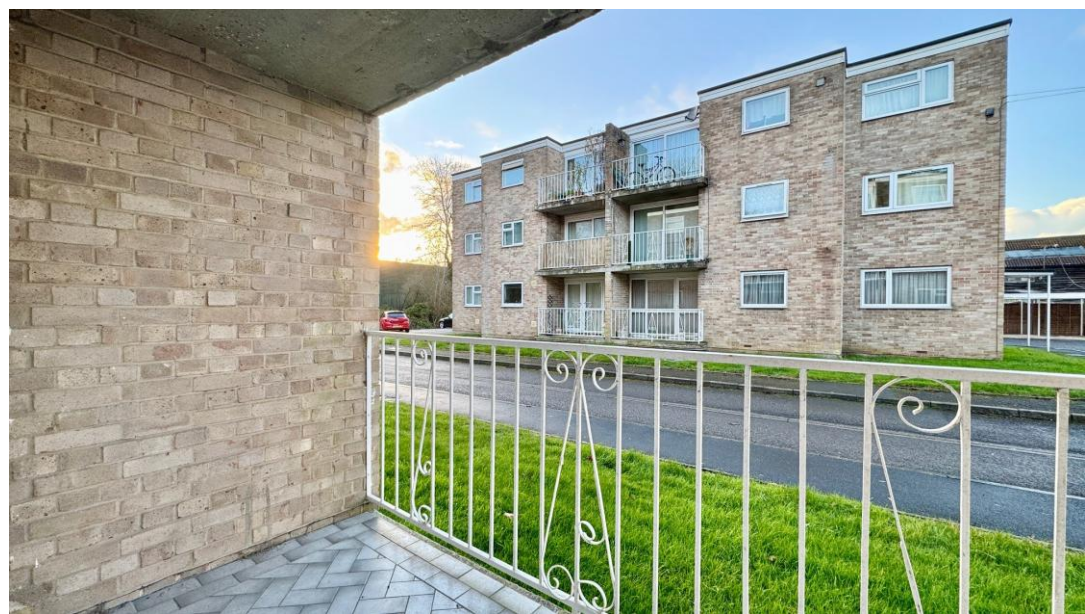
**Lease details & outgoings:**

Share of freehold (no ground rent).  
Lease; 138 years remaining to 2164.  
Low Service Charge: £69 per month.

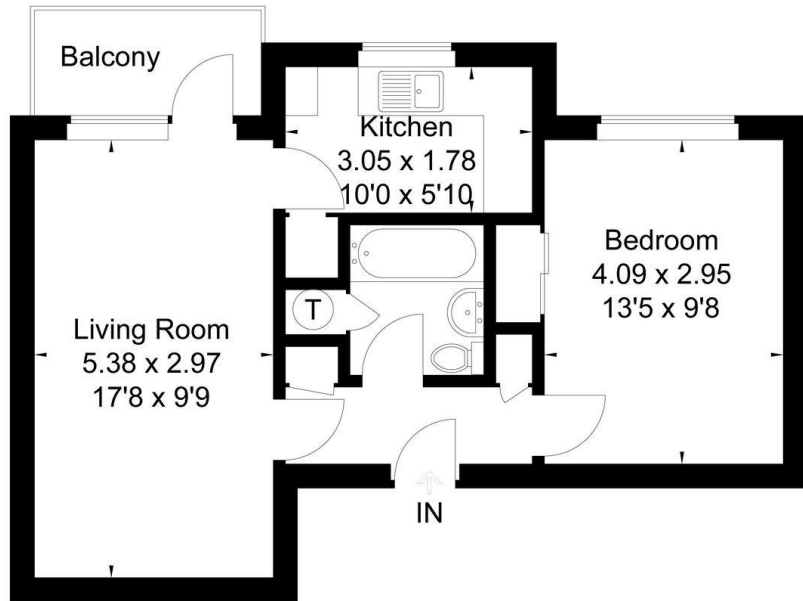


## Location.

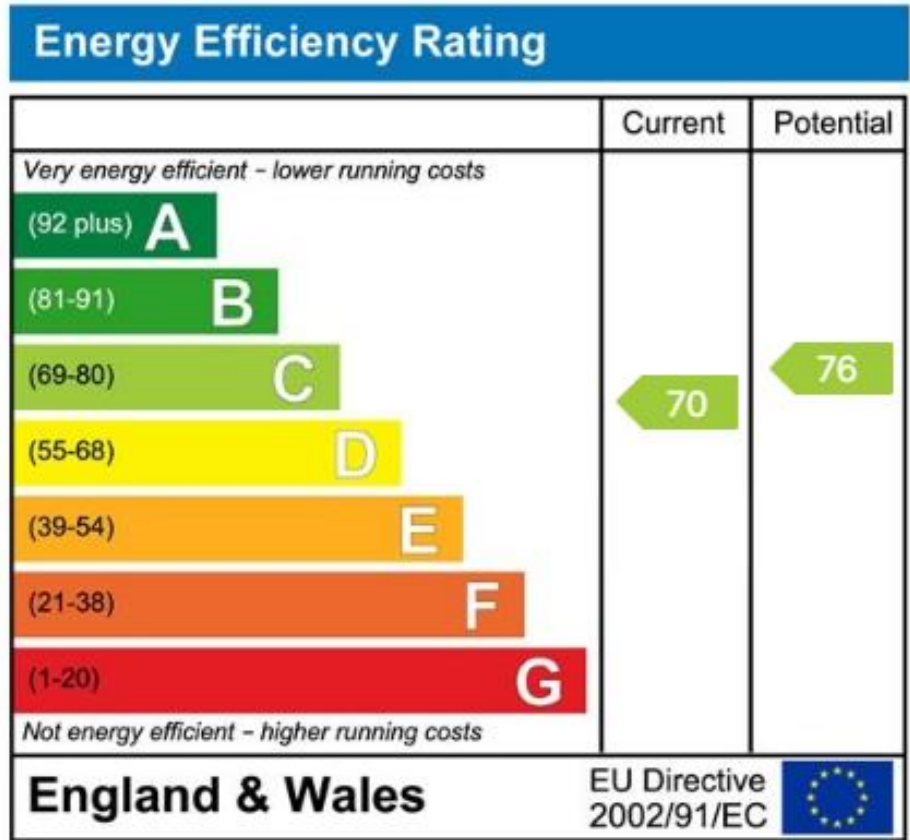
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn 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 Gross Internal Area  
44 sq m / 474 sq ft



Job Ref: 129143  
Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. 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**  
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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