



DOWNER & CO

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Flat 5, Wormestall Grange, Enborne Road,
Newbury RG14 6EF
Price: £300,000

Features.



NO ONWARD CHAIN

Description.

Brilliantly located within a short walk of the town centre and mainline rail station is a spacious two double bedroom ground floor flat. The Grade II Listed property has high ceilings throughout and plenty of character as it was a former school now converted into residential properties. The well maintained property is also within easy reach of local shops, schools and Speen Moors with miles of footpaths.

The light and airy accommodation consists of communal security entry system to grand hall, through personal front door to internal hall, open plan kitchen/dining room with built-in appliances, large lounge, master bedroom with en-suite, further double bedroom and family bathroom. Benefits include gas-fired central heating and allocated parking.



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. The town has excellent transport links in all directions with easy access to the M4 and A34 along with direct rail services to London Paddington, and the West Country.

Lease details & outgoings:

Lease: 110 years remaining.

Ground Rent: £331.77 from Jan 2025 to Dec 2025.

Service Charge: TBC.



Approximate Gross Internal Area
88.99 sq m / 957.88 sq ft

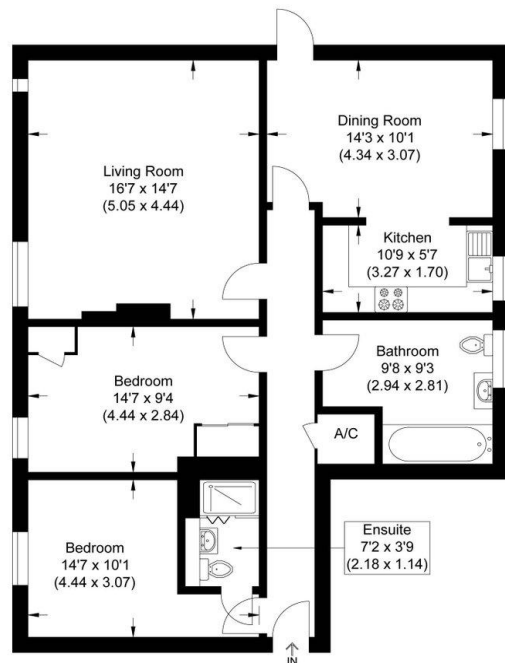
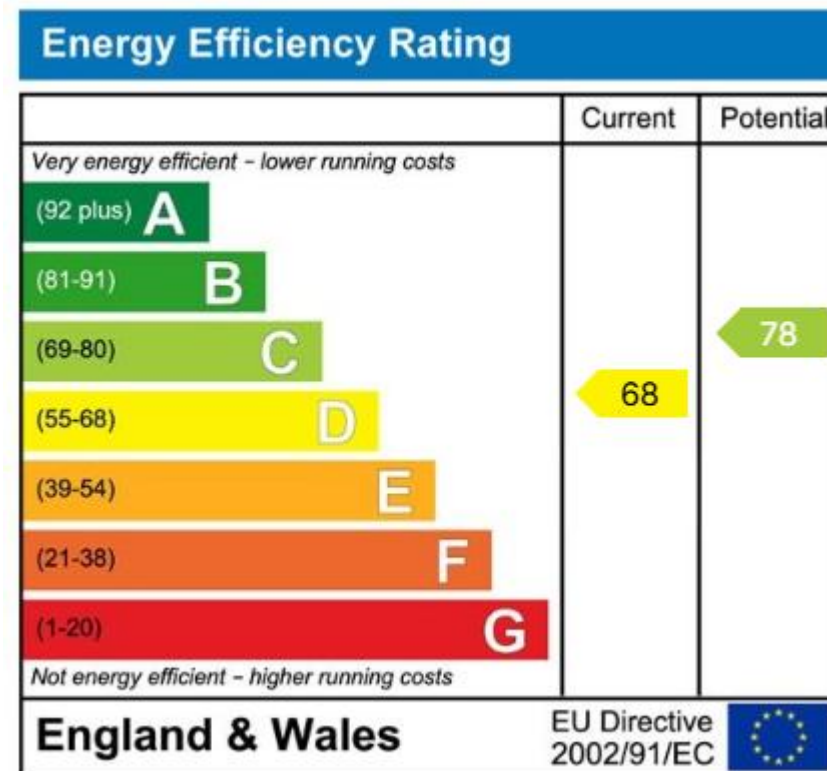


Illustration for identification purposes only, measurements are approximate, not to scale.



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: D

COUNCIL TAX BAND: D
2026/2027: £2,552.33.

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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