

DOWNER & CO

TRUSTED SINCE 1988

43 Hutton Close, Newbury RG14 1HF

Price: £235,000

Features.

1

2

2

Description.

Brilliantly located within a short walk of the town centre, rail station and shops is a well presented, light and airy two bedroom top floor flat with great views. There is very easy access to the A34 and M4, as well as the A339 and A4.

The accommodation consists of communal security entry system, stairs to second (top) floor, through personal front door to hall, open plan kitchen/dining/living room with dual aspect windows and Juliet balcony, master bedroom with en-suite, further double bedroom and family bathroom. Benefits include built-in fridge/freezer, built-in dishwasher, built-in washer/drier, allocated parking, upvc double glazing and gas-fired central heating.

Lease details & outgoings:
Lease: 994 years remaining.
Service Charge: £1,680 per annum
No Ground Rent







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
59.71 sq m / 642.71 sq ft

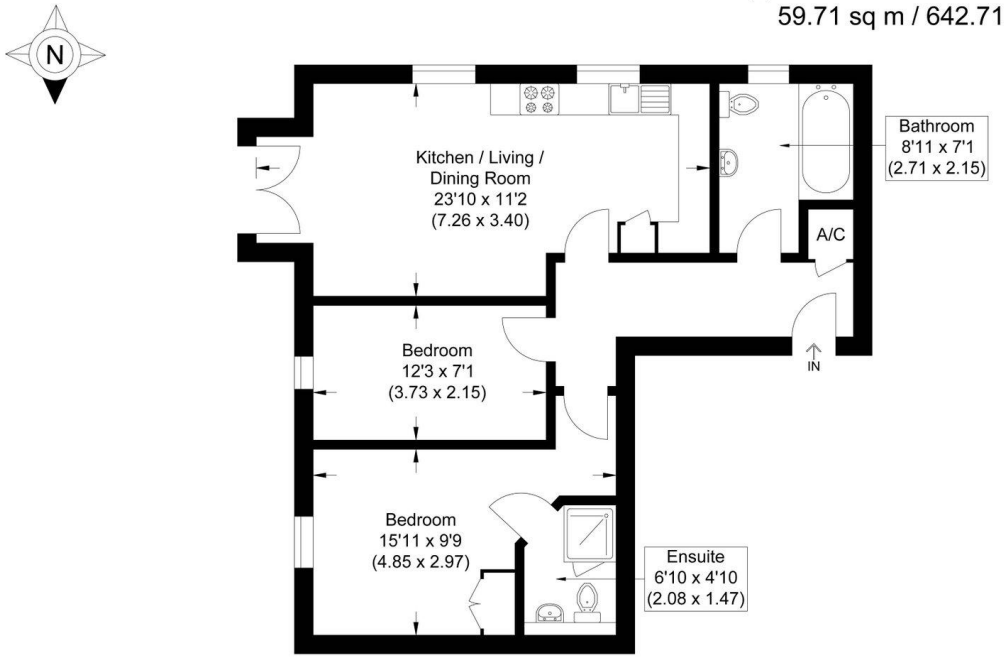
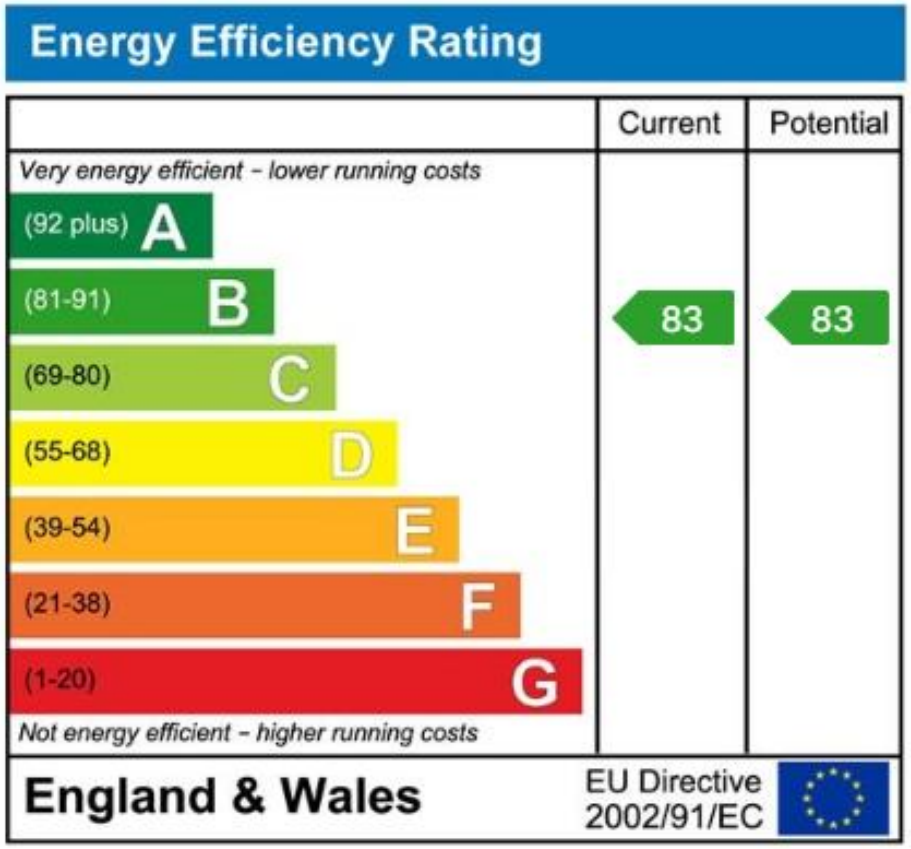


Illustration for identification purposes only, measurements are approximate, not to scale.



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: B

COUNCIL TAX BAND: C
2026/2027: £2,268.74.

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.

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX
01635 523777
www.downer.co.uk