



7 Abbeydale, Monks Lane, Newbury RG14 7FN
Price: £500,000

Features.

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NO ONWARD CHAIN

Description.

Immaculately presented large ground floor flat within a small gated development located within easy reach of local shops and the town centre. This very special property has also recently been overhauled and is ready to move straight into. Outside there are beautiful communal gardens to the rear, in addition to a south facing patio at the front of the property.

The light and spacious accommodation consists of communal security entry system, personal front door to good sized hall, smart kitchen/dining room with dual aspect windows and built-in appliances, living room with bay window, master bedroom with en-suite and built-in double wardrobes, second bedroom with access to garden, en-suite and built-in wardrobes, third bedroom, and WC. Benefits include share of freehold, upvc double glazing, gas-fired central heating, designated parking and several visitors spaces.



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 direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.

Share of Freehold
Service Charge: £2,000 per annum.





Approximate Gross Internal Area
126.90 sq m / 1365.94 sq ft

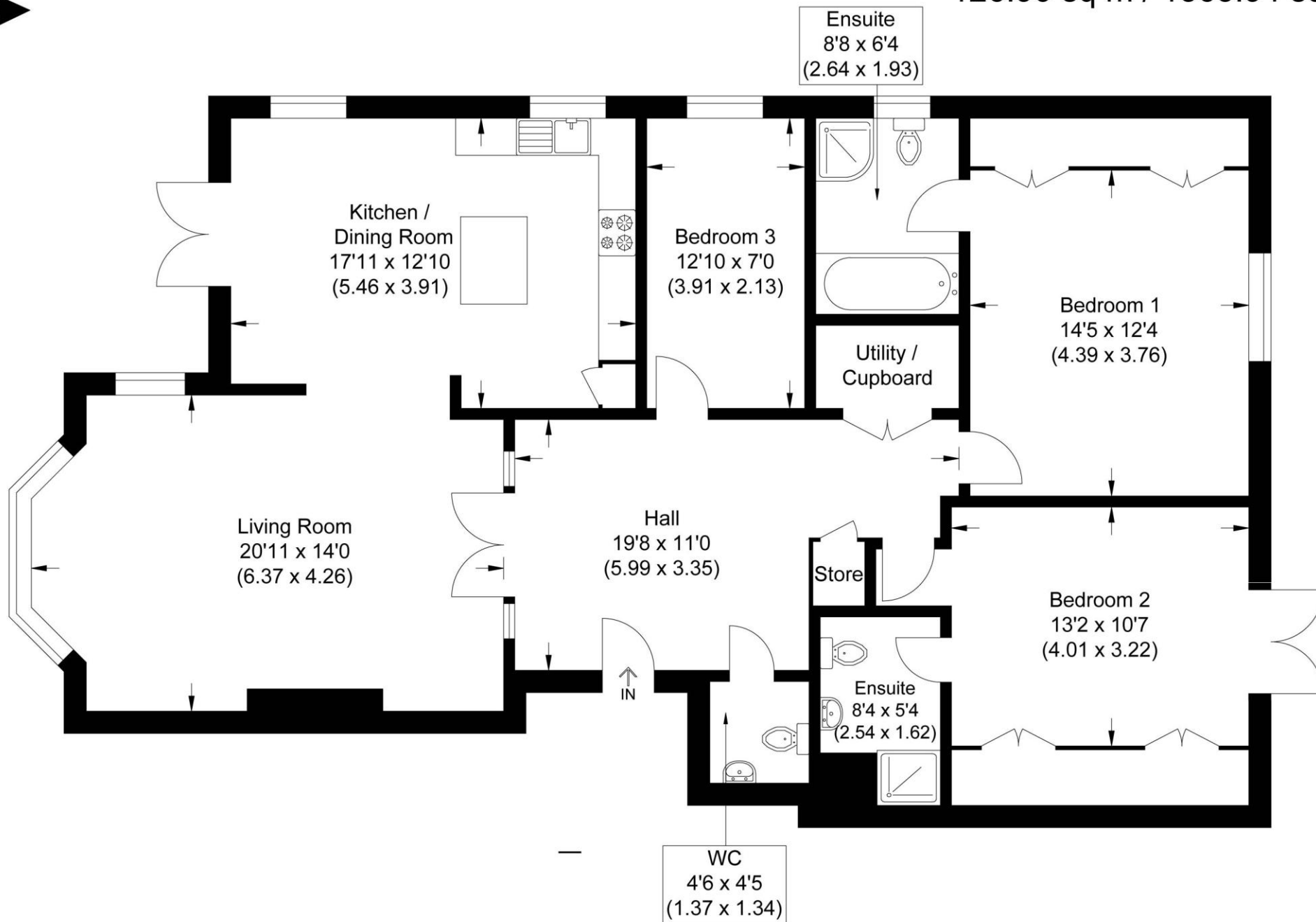



Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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: E
2026/2027: £3,119.51.

TENURE: FREEHOLD

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