



74b West Street, Newbury RG14 1BD  
Price: £210,000

**Features.**

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-  2
-  1

**NO ONWARD CHAIN**

**Description.**

Spacious two bedroom first floor apartment conveniently situated just a stone's throw from the town centre, offering excellent living space, it's own rear garden and off-road parking for two cars.

The accommodation comprises, own self-contained entrance, kitchen, generous size living/dining room, two bedrooms and bathroom. Benefits also include a 113 year lease remaining, a low annual service charge of £285.67, gas central heating and double glazing.

**Lease details & outgoings:**

Lease: 113 years remaining.  
Service Charge: £285.67 per annum  
Ground Rent: £100 per annum.



**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.





Approximate Gross Internal Area  
60.14 sq m / 647.34 sq ft

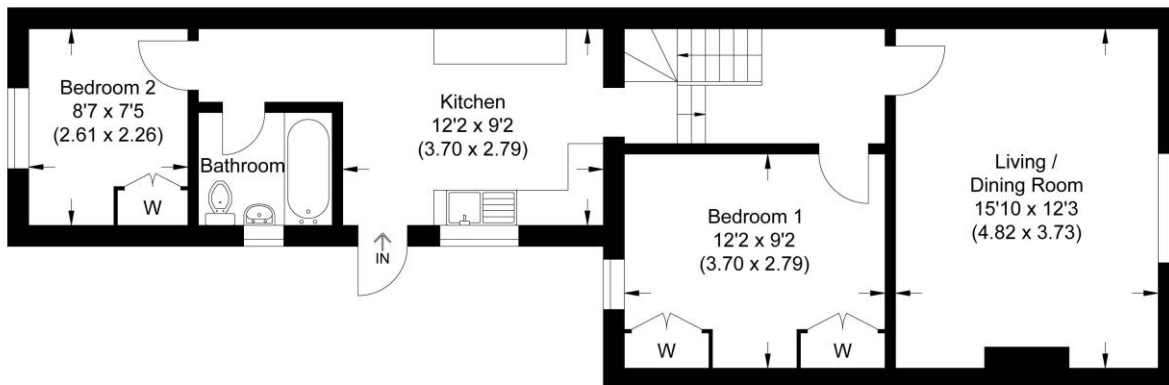
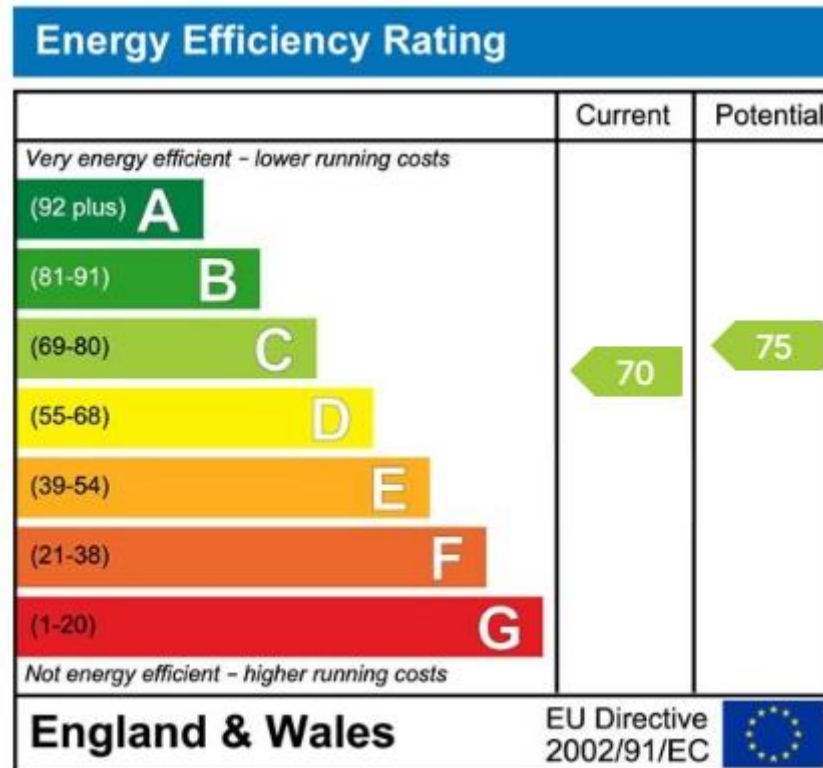


Illustration for identification purposes only, measurements are approximate, not to scale.



### 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: B**  
**2026/2027: £1,985.15.**

**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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