Halletts

3 Victoria Grove Newbury Berkshire RG14 7RA

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Price Guide £210,000 Leasehold

A fabulous opportunity to purchase this well-presented first-floor two-bedroom apartment. Located in a popular residential area within walking distance to Newbury town centre and mainline railway station. The property has been well maintained and comprises an Entrance Hall with telephone entry system, light and airy 19" Living Room in very good decorative order, well fitted Kitchen, Two Double Bedrooms, Bathroom and En-Suite Shower to the Principal Bedroom. Further benefits an allocated parking space and UPVC double glazing.

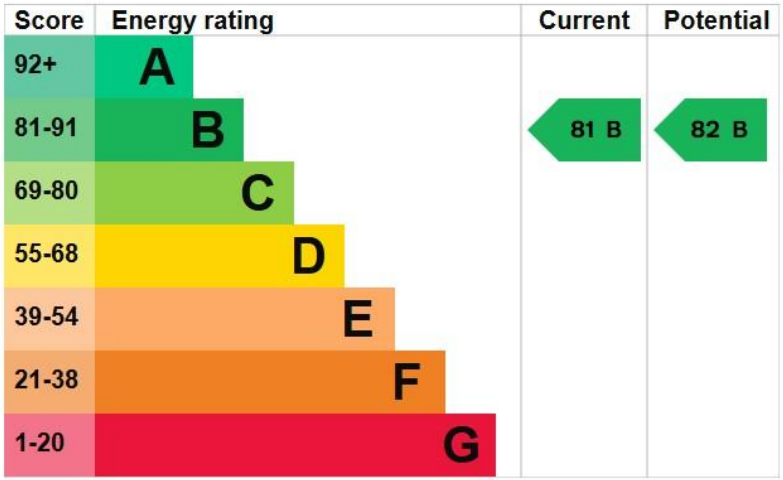
Internal viewing is highly recommended

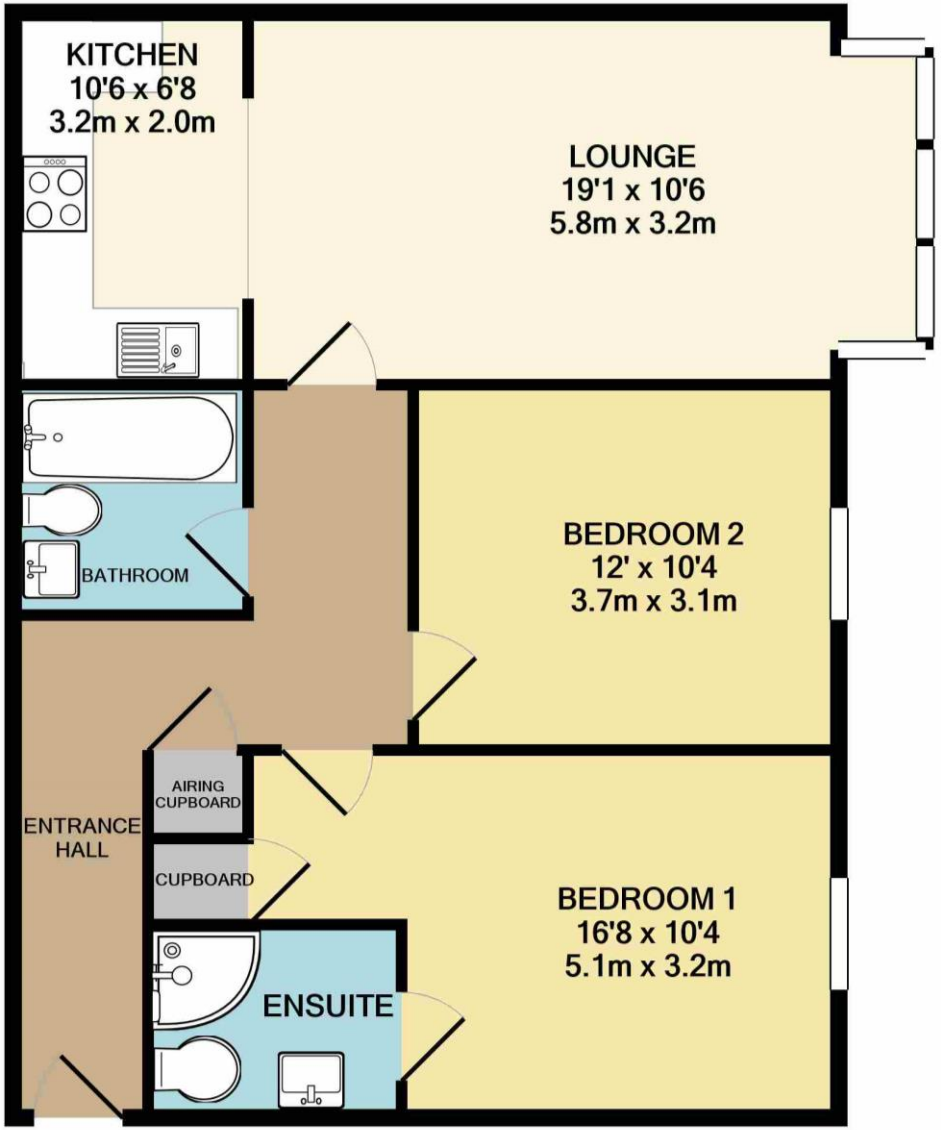
- **First Floor Apartment**
- **19" Sitting Room**
- **Fully fitted Kitchen**
- **Two Good-Size Bedrooms**
- **Allocated Parking Space**
- **Short walking distance to Town**
- **0.4km to Newbury Railway Station**
- **"B" EPC Rating**

Directions

From the Robin Hood roundabout, following the A339 towards Basingstoke in a southerly direction, proceed across the first roundabout and at the second roundabout take the first exit. At the mini roundabout, take the second exit onto Queens Road. Take the first right into Victoria Grove. The property can be found on the right-hand side.

Council Tax Band:	**C**	**£2156.19 pa**
Lease Details:		**176 years remaining**
Ground Rent		**£100.00 per annum**
Management Charges:		**£172.90 per month**
Reserve Fund:		**£13.22 per month**
Nearest Bus stop:		**Chapel Corner 0.1km**
Nearest Train Station:		**Newbury 0.4km**





TOTAL APPROX. FLOOR AREA 650 SQ.FT. (60.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract(s).