

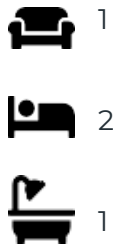


DOWNER & CO

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58 Windsor Court, Newbury RG14 5XC
Price: £149,950

Features.



NO ONWARD CHAIN

Description.

A just decorated and with new flooring, two bedroom first floor apartment located within easy walking distance to Sainsburys, town centre and the train station. The apartment makes an ideal purchase of a first time buyer or investor with a rent of approx. £1,100 pcm being achieved.

The accommodation includes security entry system to communal entrance hall with stairs to first floor, front door to own entrance hall, living room with french doors to balcony, kitchen, two bedrooms, bathroom, communal gardens and allocated parking space with further spaces available for visitors.

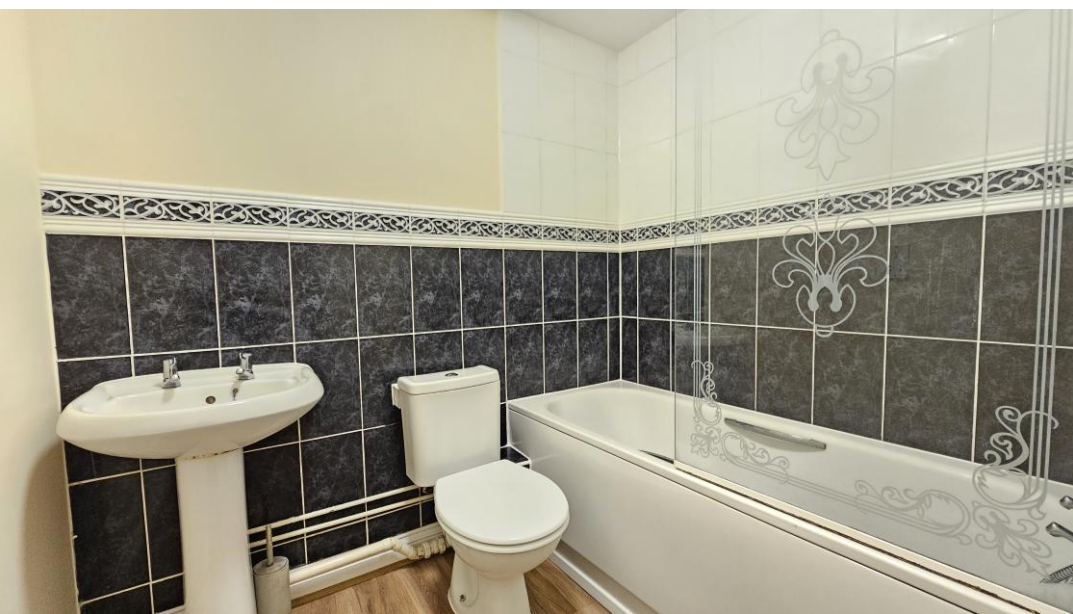
Lease details & outgoings:

Lease: 99 years remaining.
Service Charge: £1,499.39 per annum.
Ground Rent: £168.90 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
49.73 sq m / 535.28 sq ft

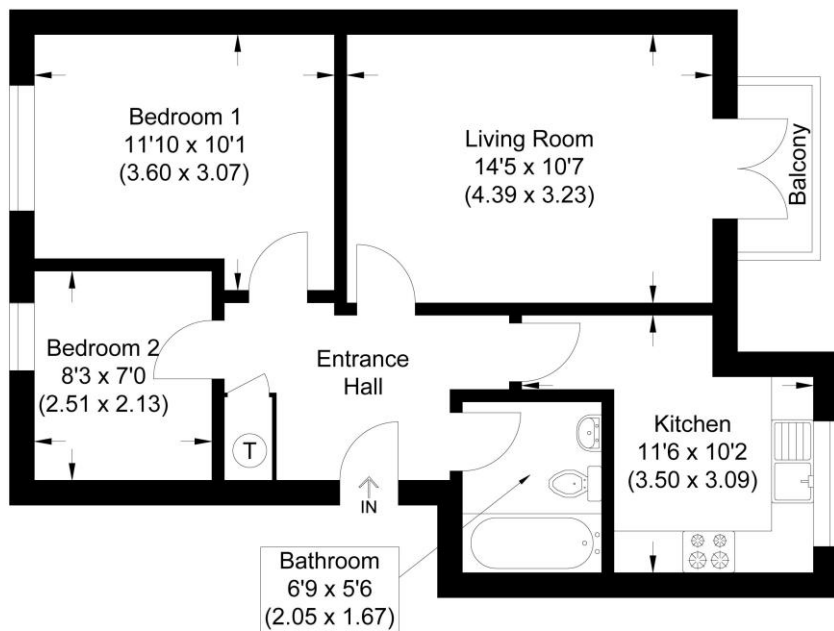


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC: C

COUNCIL TAX BAND: C
2025/2026: £2,156.19.

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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