



6 York Road Newbury Berkshire RG14 7NJ

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Guide Price £315,000 Ownership of Freehold

A fabulous and well-presented period ground-floor maisonette that was extended and greatly improved in 2010. Situated in a quiet location within easy access to Newbury town centre, and walking distance to the train station. The property has many features, including its private rear garden with two allocated parking spaces, and further benefits from a cellar which is being used as a home gym. The property is one of two residential dwellings, and the current sellers own the freehold interest for both the Grounds and Gardens. The Accommodation comprises a Hall, a Living Room with French doors opening onto the private rear South and west-facing Garden, a Kitchen /Breakfast Room, a Bathroom, a Cellar, Two Double Bedrooms, Allocated Parking and Gas Central Heating.

115 Years remaining on the lease

Service Charge and Building Insurance Shared Jointly.

No Ground Rent

Presented in Good Decorative order throughout

The Agents Highly recommend viewing

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 second turning on the right into York Road, and the property will be found on the right.



Council Tax Band: A £1617.14 pa
Nearest Bus stop: Greenham Road (0.1km)
Nearest Train Station: Newbury (0.4km)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL APPROX. FLOOR AREA 85.6 SQ.M. (921 SQ.FT.)
 All 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. Not to scale.



BASEMENT FLOOR



GROUND FLOOR



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).

