



DOWNER & CO

TRUSTED SINCE 1988

3 Telford Court, Old College Road,
Newbury RG14 1TF
Price: £300,000

Features.

-  1
-  2
-  2

NO ONWARD CHAIN

Description.

On the College Mews development, a spacious and superbly presented two double bedroom first floor apartment with lift access. Within walking distance of Waitrose, the town centre and open countryside with stunning walks across the nearby Donnington Grove Golf Course and Donnington Castle, the apartment offers a fantastic location.

Built to the largest design of apartment the accommodation includes, security entry system to communal entrance hall with stairs/lift access to first floor, front door to own hallway, dual aspect living/dining room with french doors to balcony, fully fitted kitchen, master bedroom with dressing area and en-suite shower room, second double bedroom and bathroom. Outside there is allocated parking behind electric gated access, plus additional spaces for visitors on a free-for-all basis and well kept communal gardens.



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.

Lease details & outgoings:

Lease: 102 years remaining

Service Charge: £2,500 per annum

Ground Rent: £125 per annum



Approximate Gross Internal Area
84.26 sq m / 906.96 sq ft

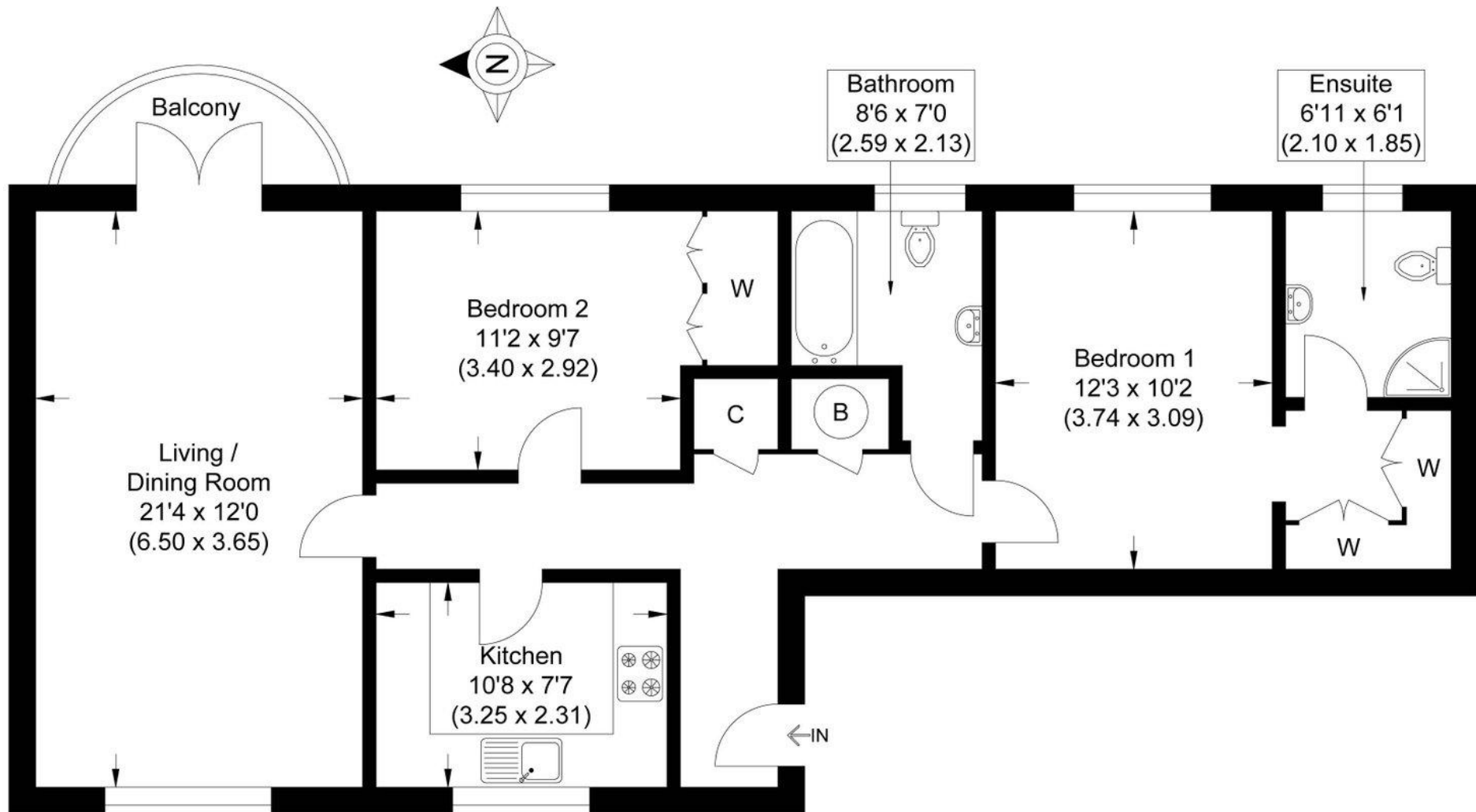


Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	81
(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	

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: C
2026/2027: £2,268.74.

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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