



12 Victoria Grove Newbury Berkshire RG14 7RA

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Price £215,000 Leasehold

**This is a brilliant opportunity to buy a well-presented ground-floor two-bedroom apartment located in a popular residential area within walking distance of Newbury town centre and mainline railway station. The property has been well maintained and comprises an Entrance Hall with a telephone entry system, a light and airy 19' Lounge in very good decorative order, a well-fitted Kitchen, Two Double Bedrooms, Bathroom, and an Ensuite to the Master Bedroom. Further benefits are an allocated parking space and UPVC double glazing. Gas Fired Radiator Heating with New Boiler.**

**Internal viewing is highly recommended**

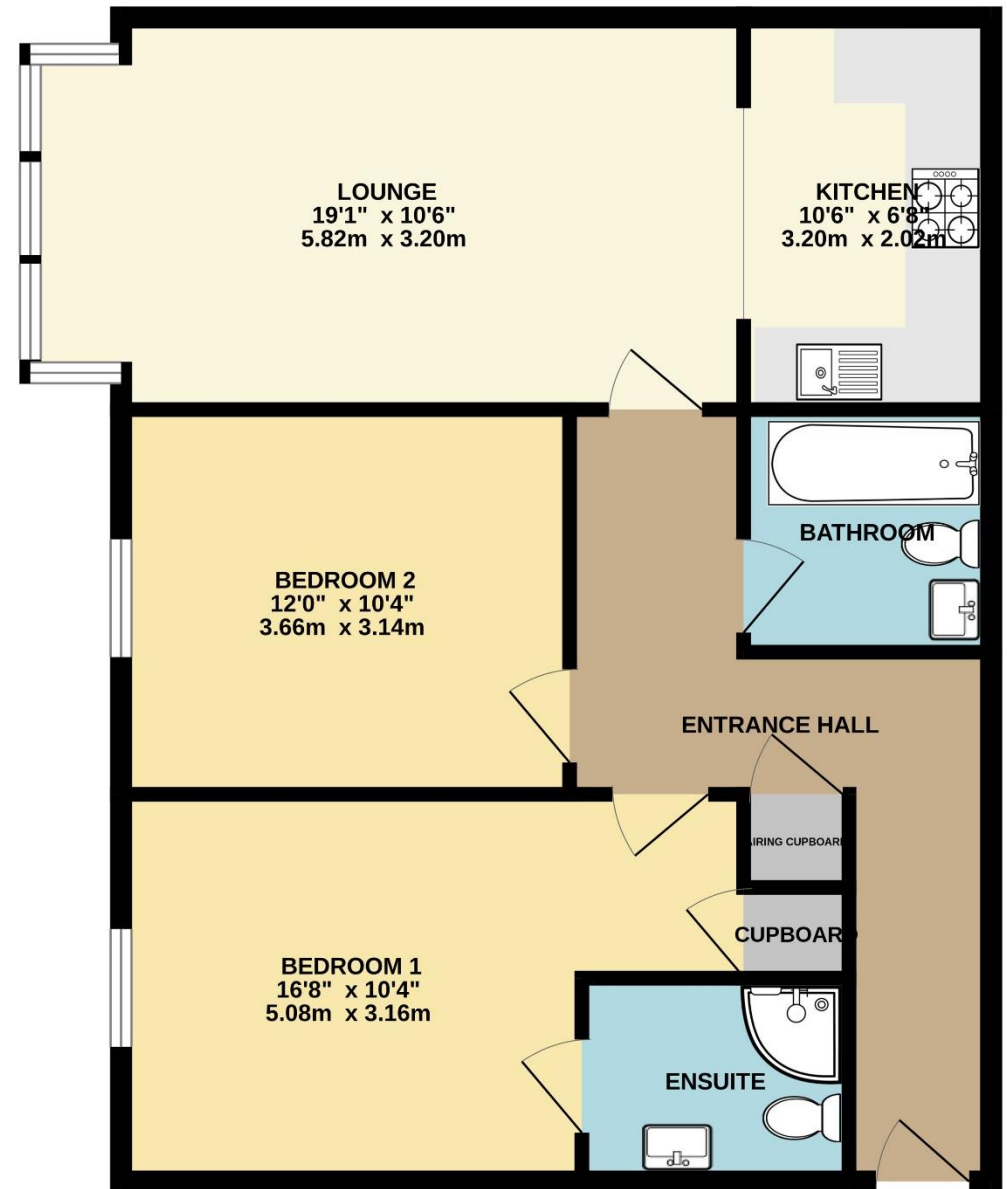
- ❖ **Ground Floor Apartment**
- ❖ **19' Lounge**
- ❖ **Fully fitted Kitchen**
- ❖ **Two Double Bedrooms**
- ❖ **Bathroom and En Suite to the Master Bedroom**
- ❖ **Allocated Parking Space**
- ❖ **Short walking distance to Town**
- ❖ **5-minute walk to Newbury Railway Station**
- ❖ **"B" EPC Rating**

**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 left-hand side.**



**Council Tax Band: C**      **£2268.74 pa**  
**Lease Details: 103 years remaining**  
**Peppercorn Ground Rent £0.00**  
**Management Charges: £174.56 per month**  
**Sinking Fund: £13.63 per month**  
**Nearest Bus stop: Greenham Road 0.1km**  
**Nearest Train Station: Newbury 0.4km**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	84 B	85 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



TOTAL FLOOR AREA : 747 sq.ft. (69.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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).

