

2 Atlantean Court Thornycroft Close Newbury Berkshire RG14 5QG

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Guide Price £230,000 LEASEHOLD

This is a great opportunity to purchase a ground-floor two-double-bedroom two-bathroom apartment on the outskirts of Newbury town centre and on the doorstep of the mainline railway station. The property has been extremely well-maintained by the present owners. Comprising a communal lobby, a private Entrance Hall with two good storage cupboards, a fabulous Living Room, Kitchen/Breakfast Room, Two Double Bedrooms with the Master Bedroom benefitting from an En-Suite Shower room, plus the main Bathroom. Further benefits include an allocated parking space, and the development has ample visitor parking.

- ❖ **Entrance Hall with Storage Cupboards**
- ❖ **Living Room**
- ❖ **Kitchen/Breakfast Room**
- ❖ **Two Double Bedrooms**
- ❖ **Master Bedroom with En-suite Shower Room**
- ❖ **Main Bathroom**
- ❖ **Gas Radiator Central Heating**
- ❖ **Allocated parking space and visitors' parking**
- ❖ **Presented in Very Good Decorative Order**

Directions

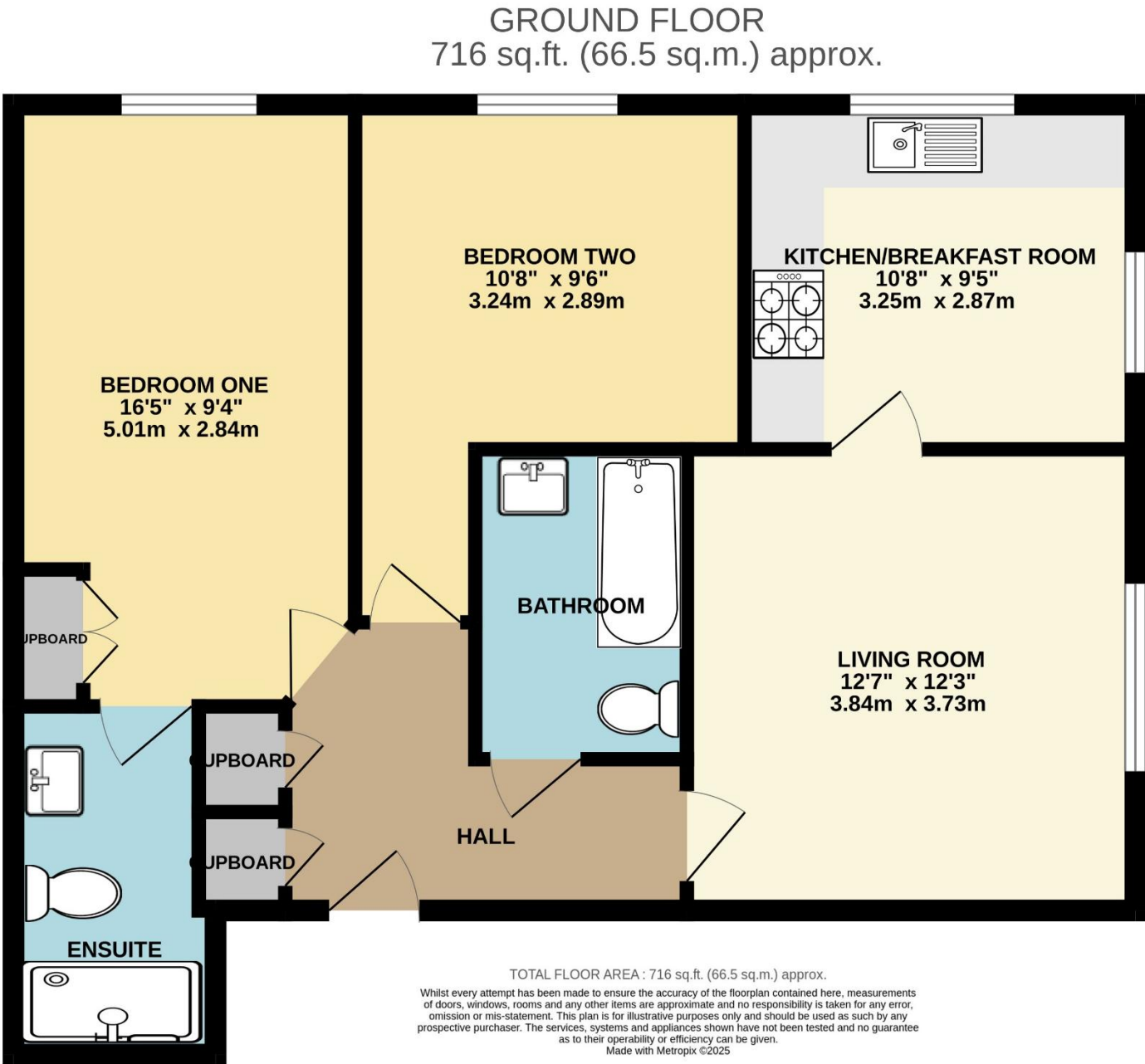
Leave Newbury heading South on the A339 from the Robin Hood Roundabout. At the roundabout, take the first exit into Mill Lane. Continue to where the road bears right into Boundary Road. Take the first turning right into Thornycroft Close and Atlantean Court will be found in front of you, just to the left-hand side.



Council Tax C £2118.00 pa
Lease remaining 103 years remaining
Ground Rent £125 per annum

Maintenance and
Service Charges £1890.00 per annum

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



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).

