



8 Denbil Court Love Lane Newbury RG14 2EU

## **8 Denbil Court Love Lane Newbury RG14 2EU**

**Price Guide £340,000 Leasehold**

**A fantastic opportunity to purchase this quality modern and contemporary, beautifully presented first-floor duplex apartment built by well-known developer Westbuild. Located on the edge of Newbury town centre. All the town's facilities, shops and restaurants are on the doorstep and a fifteen-minute walk to Newbury mainline railway station. The accommodation offers over 1000 sq ft of living space, comprising a spacious Hallway, an Open plan Sitting Room/ Dining Room, plus a fully fitted Kitchen with double doors looking out of the Juliette balcony. Double Bedroom with a Juliette balcony and Principal Bathroom. Stairs then continue to the Second floor, boasting the fabulous Master Suite, including the Shower Room. Outside, there are Two Allocated Parking plus Visitor Parking Gas Fired Underfloor Heating and UPVC Double Glazed Windows. Surrounded by meticulously landscaped communal Gardens.**

**No Ongoing Chain and an Early Viewing is Recommended**

**Directions: Leave Newbury from the Robin Hood roundabout on the B4009 Shaw Road. Proceed over two mini roundabouts, then take the first left into Love Lane, and Denbil Court will be found on your right-hand side.**

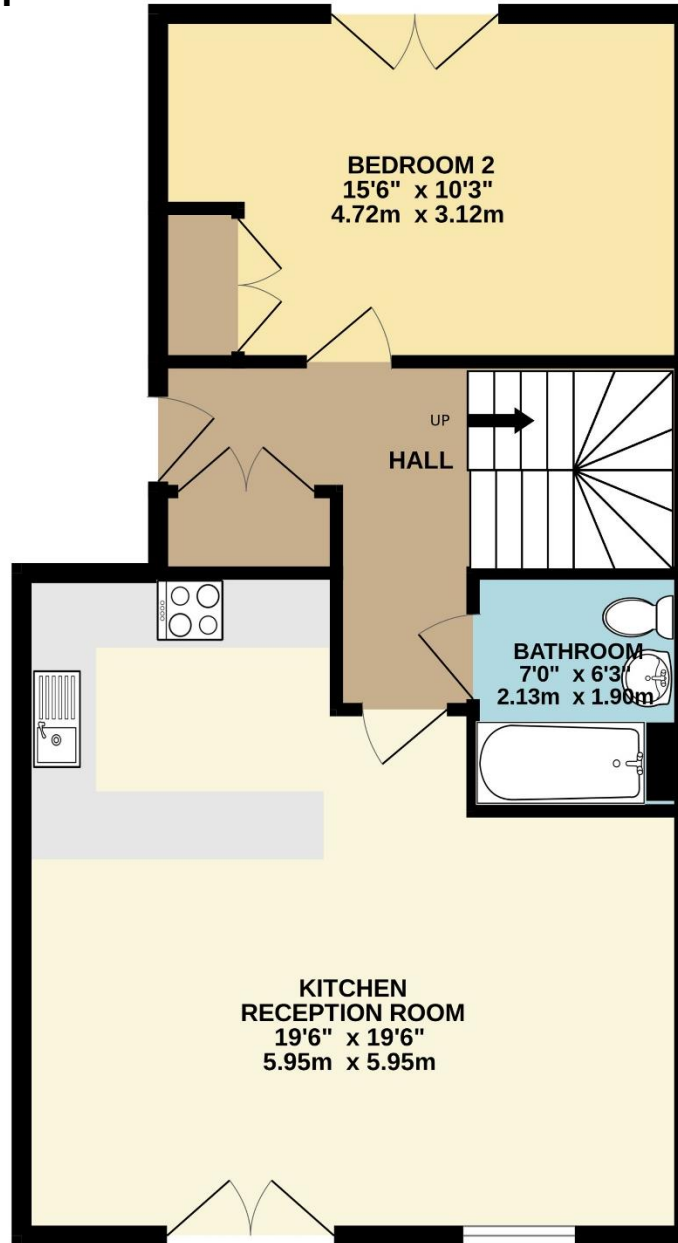


**Council Tax Band: D £2350.02 pa**  
**Nearest Bus stop: Love Lane 0.1 km**  
**Nearest Train station: Newbury 1.8 km**

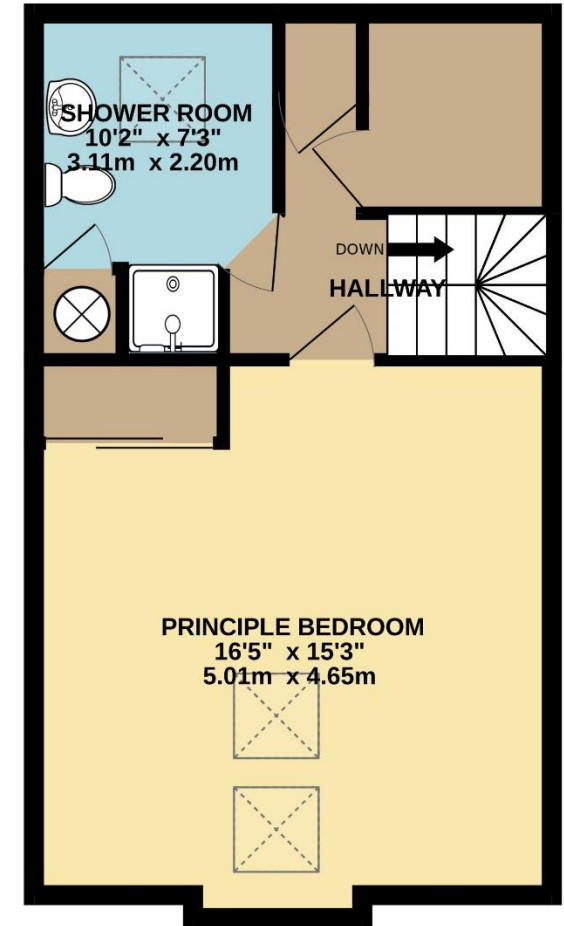
**Lease Details 981 years remaining**  
**Annual ground rent amount: £100 pa**  
**Ground rent review period: Ten Years**  
**Annual service charge amount: £2094.12 pa**  
**Service charge review period: Annually**



FIRST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



2ND FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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. Therefore, we suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor before signing any contract.

