



DOWNER & CO

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Flat 8, Oddfellows Heights, Oddfellows Road,  
Newbury RG14 5AF  
Price: £239,950

**Features.**

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-  2
-  2

**NO ONWARD CHAIN**

**Description.** Two bedroom, two bathroom modern second floor apartment ideally situated in the centre of the town and just a stone's throw from the picturesque Kennet and Avon canal.

The slick, light and airy accommodation comprises, security entry system, communal hall with lift access, own entrance, hall, open plan kitchen/living/dining area with all integrated kitchen appliances, master bedroom with en-suite shower, further bedroom and bathroom. Benefits also include fabulous views, allocated off-road parking, a lengthy lease of 988 years remaining and under floor heating.

**Lease details & outgoings:**

Lease: 988 years remaining. (999 from 1/1/2015)  
Service Charge: £2,671.44.  
Ground Rent: £536.79



## Location.

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.



Approximate Gross Internal Area  
62.40 sq m / 671.66 sq ft

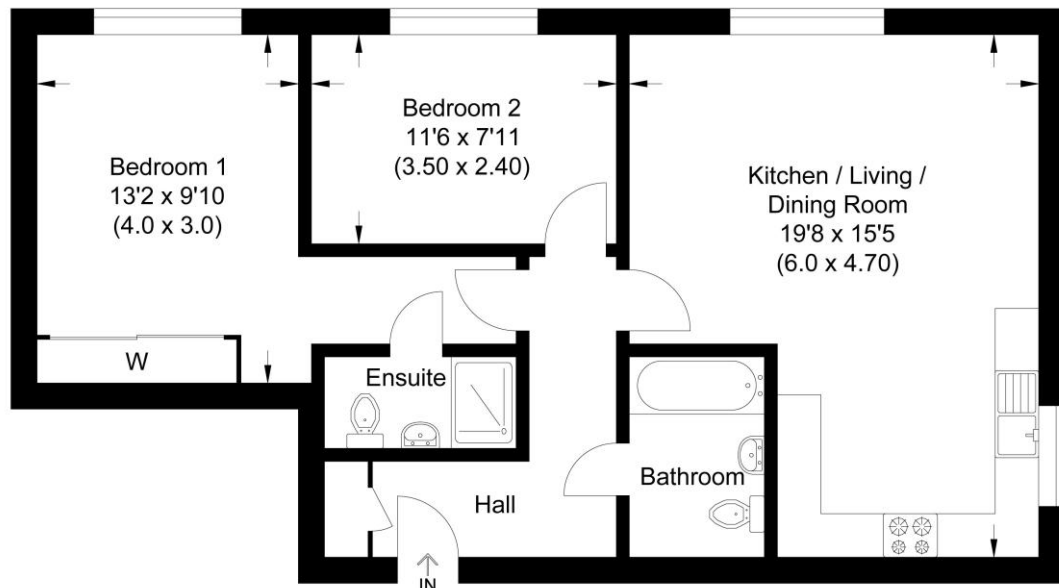
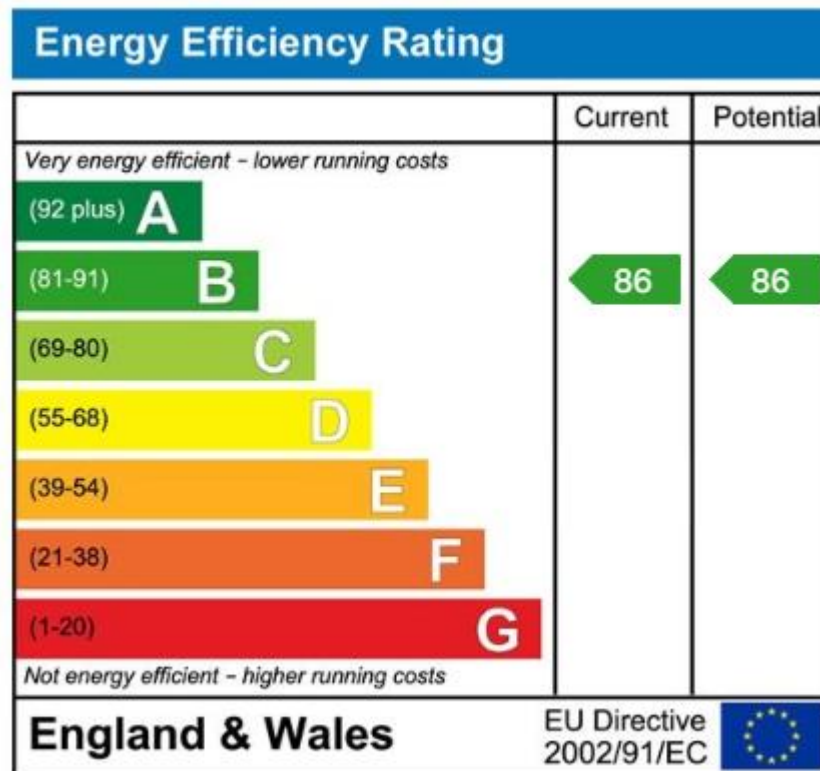


Illustration for identification purposes only, measurements are approximate, not to scale.



### 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: B**

**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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