



DOWNER & CO

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38 Chestnut Court, Victoria Gardens,  
Newbury RG14 1EY  
Price: £199,995

## Features.



## NO ONWARD CHAIN

**Description.** Brilliantly located for the town centre and Victoria Park is this two double bedroom ground floor flat. The light and spacious property has the added benefit of direct access to the south facing communal garden. The property overlooks Victoria Park and is just a few minutes walk to the town centre, and not much further to the mainline rail station to London Paddington.

The light and airy accommodation consists of communal security entry system, personal front door to hall, open plan living/dining room with access to the garden, kitchen, two double bedrooms and family bathroom. Benefits include upvc double glazing, allocated parking and electric heating.

### Lease details & outgoings:

Lease: 960 years remaining.

Service Charge: £1,329.60.

Ground Rent: £100.00.



## 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 links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.





Approximate Gross Internal Area  
51.30 sq m / 552.18 sq ft

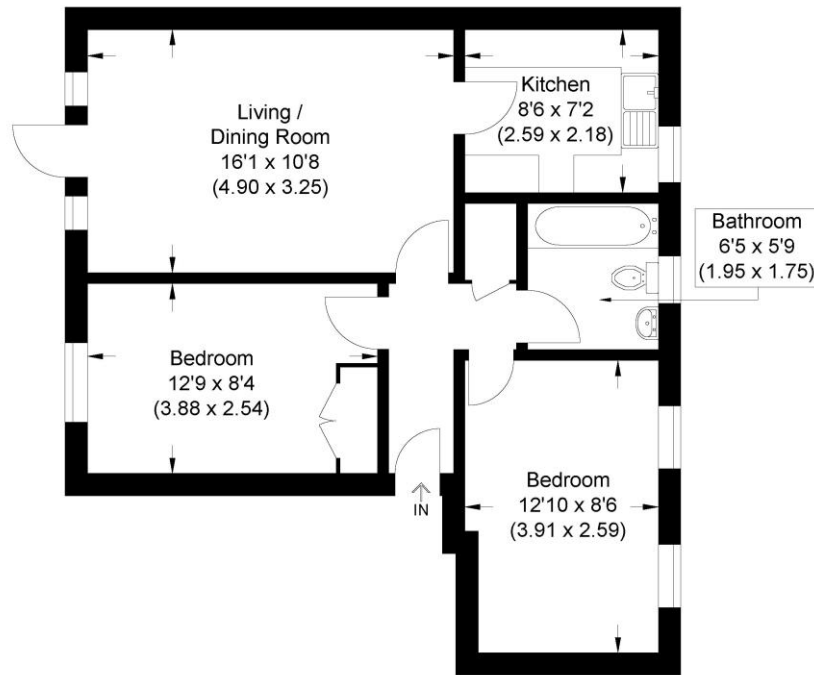
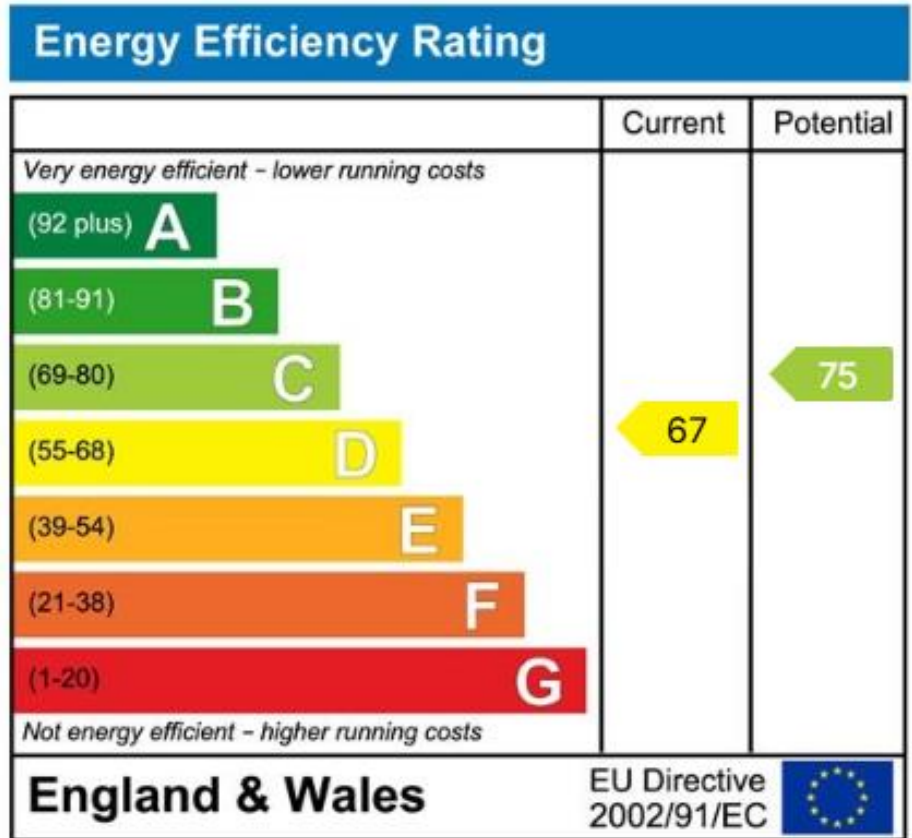


Illustration for identification purposes only, measurements are approximate, not to scale.



#### 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: D**

**COUNCIL TAX BAND: B**  
**2025/2026: £1,886.67.**

**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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