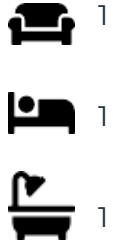




Flat 6, Southbrook House, 25 Bartholomew Street,
Newbury RG14 5LL
Price: £269,950

Features.



NO ONWARD CHAIN

Description.

Absolutely stunning one double bedroom first floor apartment, with parking, conveniently situated in the heart of the town centre and just a minute's walk to the railway station. The accommodation is of a high specification and comprises, video entry security system, entrance lobby with access, own personal front door, an impressive open plan living/kitchen/dining area with three sets of french doors with Juliet balconies, double bedroom with built-in double wardrobes and two sets of french doors again with Juliet balconies and a bathroom with under-floor heating. Benefits include a lengthy lease remaining, allocated off-road parking, secure cycle store and air-conditioning.

Lease details & outgoings:

Lease: 125yrs from 11/12/2020.

Service Charge: Circa £2,200 per annum including Ground Rent.

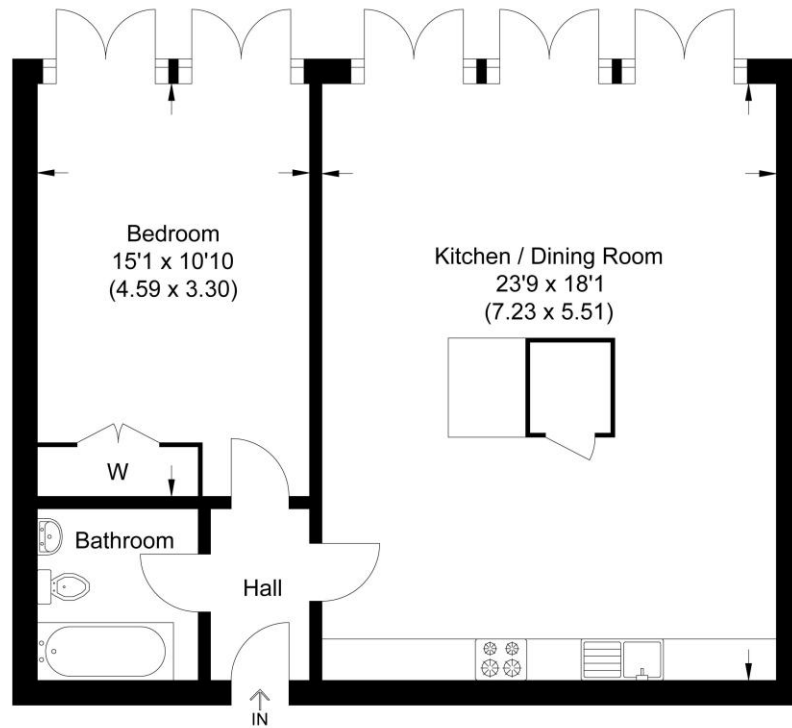


Location.

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
64.78 sq m / 697.28 sq ft



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	59
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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: C
2025/2026: £2,156.19.

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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