



4 Sandstone Grove, Hermitage, Berkshire RG18 9WS

## **4 Sandstone Grove Hermitage Berkshire RG18 9WS**

**Price Guide £97,500 50% Share Leasehold**

**A great opportunity to get onto the property ladder with this generous sized apartment located at the end of a quiet cul de sac within the popular village of Hermitage. Ideally located to get easy access onto the M4 and A34 junctions. The apartment is situated adjacent to some pretty woodland yet just around the corner to the village shops, two public houses and the local primary school. Only a small block of apartments with communal Gardens and an Allocated Parking space. There is also visitor parking. The apartment is very well presented throughout and offers good size accommodation comprising Entrance Hall and large storage cupboard, Living Room leading onto the Kitchen, Double Bedroom and Four piece Bathroom,**

### **Directions:**

**From the Robin Hood roundabout in Newbury, take the B4009 towards Hermitage/Chieveley. Upon reaching the village of Hermitage, passing the school on your left hand side, turn right at the mini roundabout into Forest Edge. Turn right into Stretcher Drive turning right again at the end then left at the next T junction into Sandstone Grove. Number 4 will be found in the top left hand corner. Parking is to the rear of the apartment.**



**Monthly Rent Charge**      **£293.00 per month**

**Management Charge**      **£93.15 per month.**

**Insurance Charge**      **£33.00 per month.**

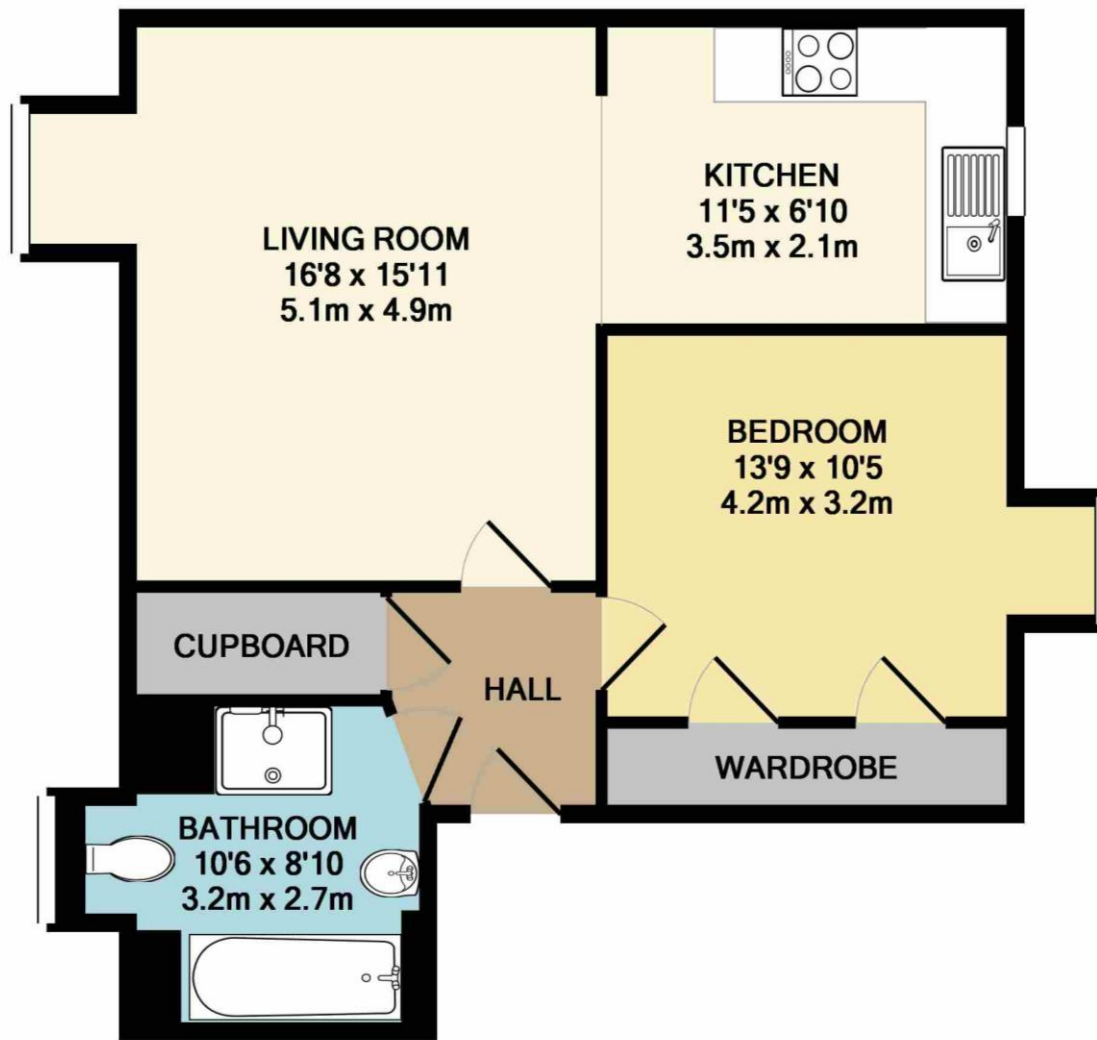
**Reserve Fund**      **£29.41 per month.**

**108 Years**      **Remaining on the Lease**

**Council Tax Band:**      **C £2098.37 pa**

**Nearest Bus stop:**      **Chapel Lane      0.2 km**

**Nearest Train station**      **Thatcham      7.5 km**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	76   c
55-68	D		
39-54	E		
21-38	F		

TOTAL APPROX. FLOOR AREA 574 SQ.FT. (53.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. 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**

