



**2 Laundry Court, Northway, Newbury RG14 7FL**  
**Price: £180,000**

## Features.

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-  2
-  1

## NO ONWARD CHAIN

## Description.

Brilliantly located within a short walk of the town centre, mainline rail station, Stroud Green and the racecourse is an immaculate two double bedroom ground floor flat. It is situated in a small quiet block and comes with an allocated parking space.

The light and spacious accommodation has recently been redecorated and consists of communal security entry system, personal front door to hall, open plan kitchen/dining/living room with south facing windows, good sized main bedroom with built-in wardrobes, second double bedroom and family bathroom. Benefits include upvc double glazing and electric heating.

### Lease details & outgoings:

Lease: 103 remaining.

Service charge: £850.17 every six months.

Ground rent: £150 per annum.



**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  
61.27 sq m / 659.50 sq ft

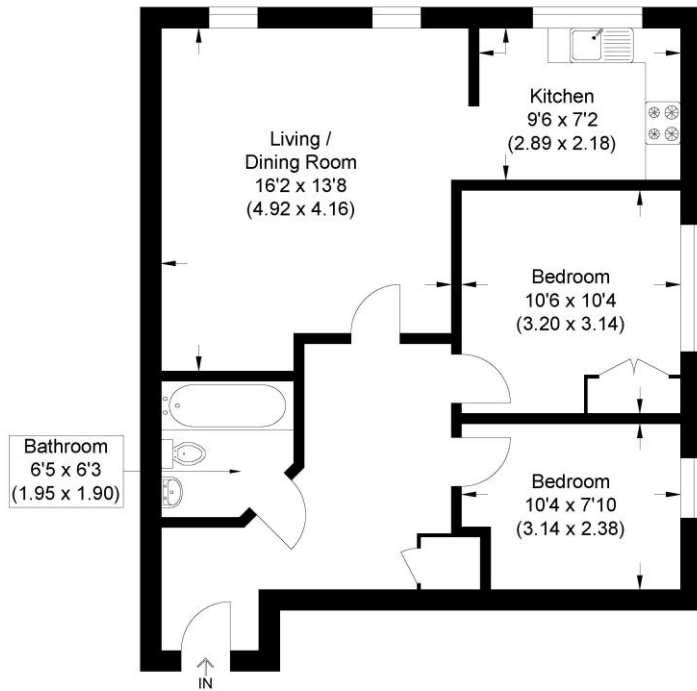
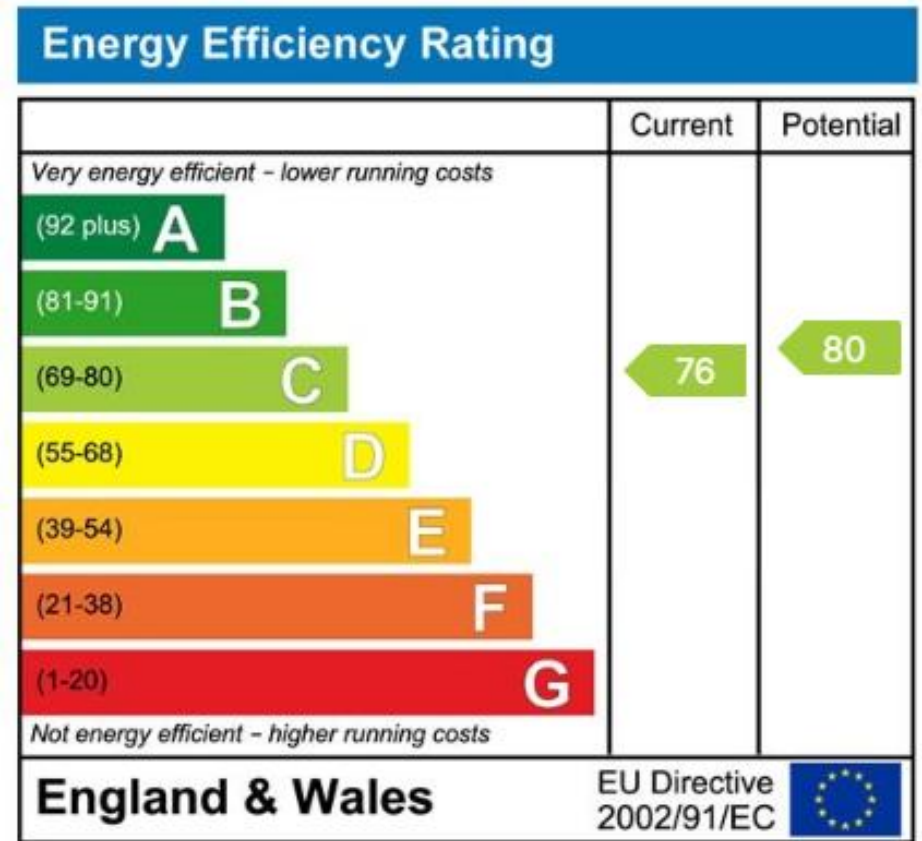


Illustration for identification purposes only, measurements are approximate, not to scale.



**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: C**

**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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