



DOWNER & CO

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**Flat 5, Brunel Court, Old College Road,
Newbury RG14 1TE
Price: £229,995**

Features.



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NO ONWARD CHAIN

Description.

A spacious two double bedroom first floor apartment in a quiet and secluded location of this attractive development, within walking distance of the town, Waitrose around the corner and open countryside with stunning walks nearby across Donnington Grove Golf Course and Donnington Castle.

The accommodation includes communal entrance hall with entry system, stairs to first floor, through personal door to hallway, kitchen leading to living/dining room with french doors to Juliet balcony and dual aspect windows, master bedroom with en-suite shower room, further double bedroom and bathroom. Outside there is allocated parking and well kept communal gardens. Benefits include upvc double glazing and electric underfloor heating.

Lease details & outgoings:

Lease: 106 years remaining.
Service Charge: £1,645.76 p.a.
Ground Rent: £125 p.a.



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 and the West Country, and excellent access to the M4/A34 junction.



Approximate Gross Internal Area
64.88 sq m / 698.36 sq ft

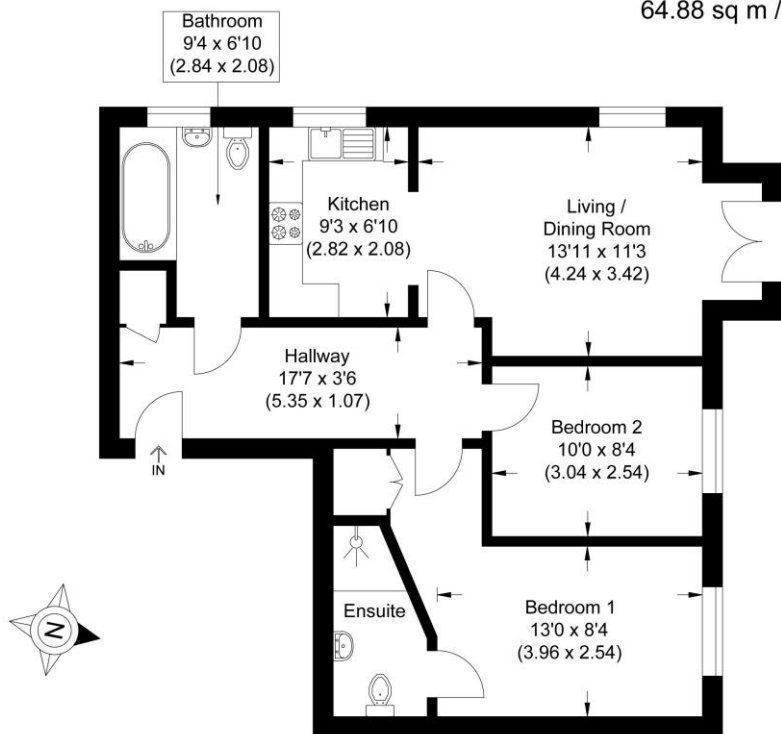
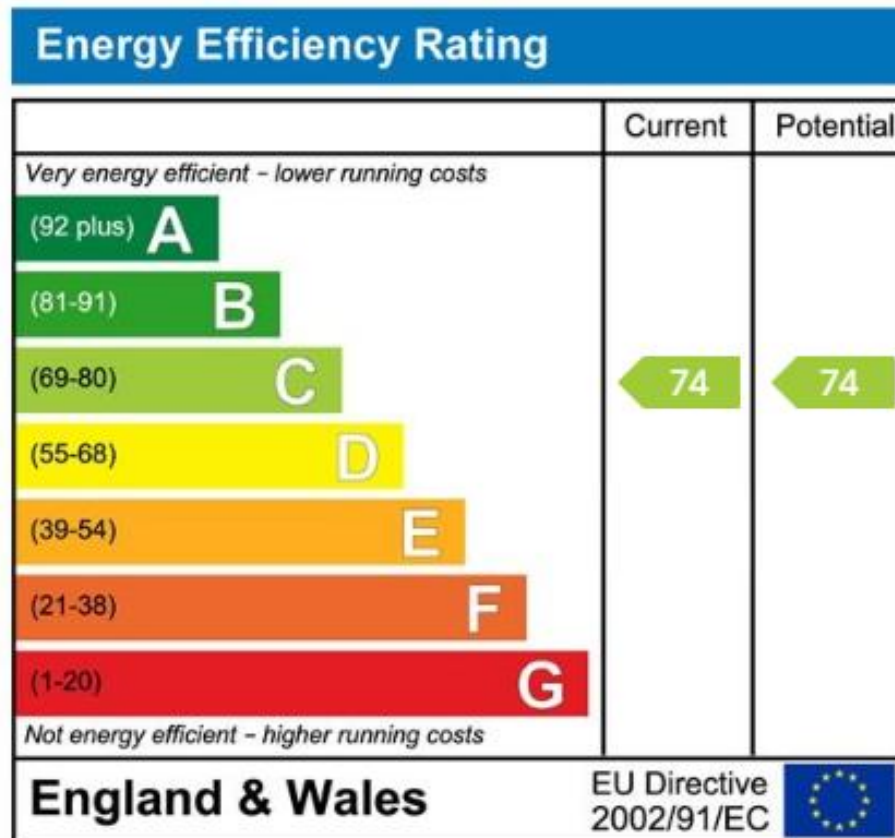


Illustration for identification purposes only, measurements are approximate, not to scale.



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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