



Flat 9, Tayler's Court, Pelican Lane,
Newbury RG14 1AQ
Fixed Price: £180,000

Features.



Description.

Well presented light and airy one double bedroom apartment with high ceilings, giving a great sense of space, located in Newbury town centre. The property is on the top floor which gives it great views across Newbury to the south.

The accommodation consists of security entry communal door, personal door to hall, kitchen, living/dining room, generous double bedroom and large bathroom. Parking is arranged on an unallocated basis and is available to the rear of the property. For a small fee you can also pay to obtain a road permit. Benefits also include a locked bike store and gas central heating.

Management charges:

- Lease remaining 82 years.
- Service Charge: £91.55
- Buildings Insurance: £7.22
- Management Fee: £26.39
- Reserve Fund Payment: £27.46
- Total monthly payment: excluding rent £152.62.



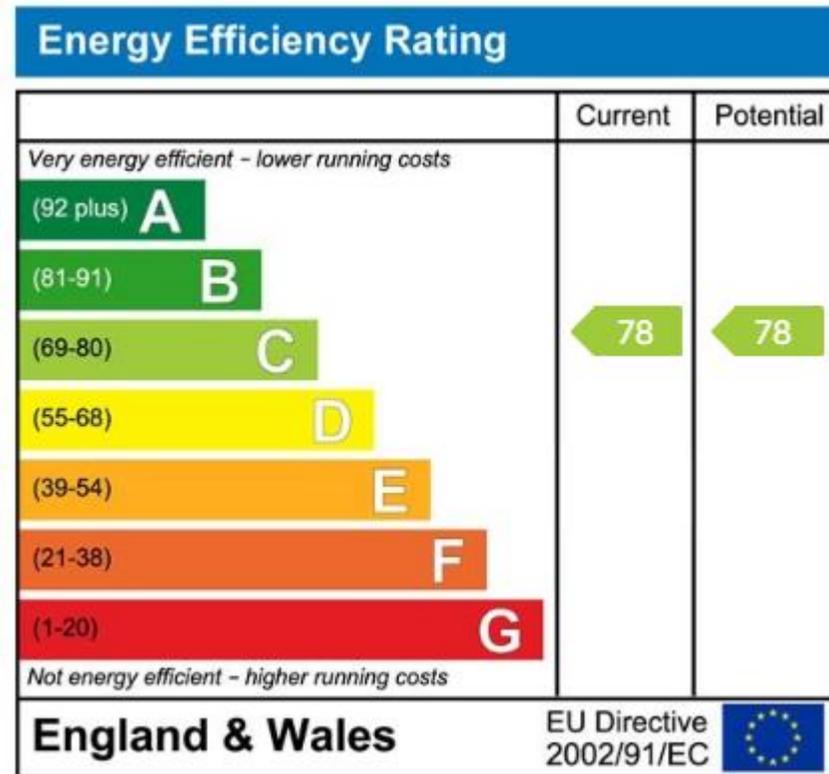
Location.

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. Newbury also has a mainline train station with services direct to Reading and London Paddington.





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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: 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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