



# Flat 13, Weir House

Overbridge Square, Newbury, Berkshire, RG14 5BP





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£165,000

A fabulous first floor flat situated in Weir House, within the Overbridge Square development.

## Description

The smart contemporary finish is complimented by good natural light and ceiling height, to include a separate hall from which the main rooms lead, a double bedroom with fitted wardrobes and a smart bathroom that includes a shower. The kitchen has a range of gloss fronted units with integrated appliances, Silestone matt finish worksurfaces and tasteful lighting. Steel oak wooden flooring runs throughout the property for a seamless finish and continuity, with the sitting area providing a comfortable space to relax. The property has electric underfloor heating together with Aluminum coated double glazing.

## Newbury

Newbury is a market town in the valley of the river Kennet. Newbury lies on the edge of the Berkshire Downs, part of the North Wessex Downs Area of outstanding natural beauty. There are lots of independent high street shops, restaurants, walking and cycling trails. It's also the home of Newbury Racecourse, Donnington Castle, the Corn Exchange and The Watermill Theatre, and nearby Highclere Castle (of Downton Abbey fame!). There is also a train service to London Paddington and the M4 can be joined at J13.

## Directions

Approaching Newbury, take the second exit onto London Road, and go straight over at the next

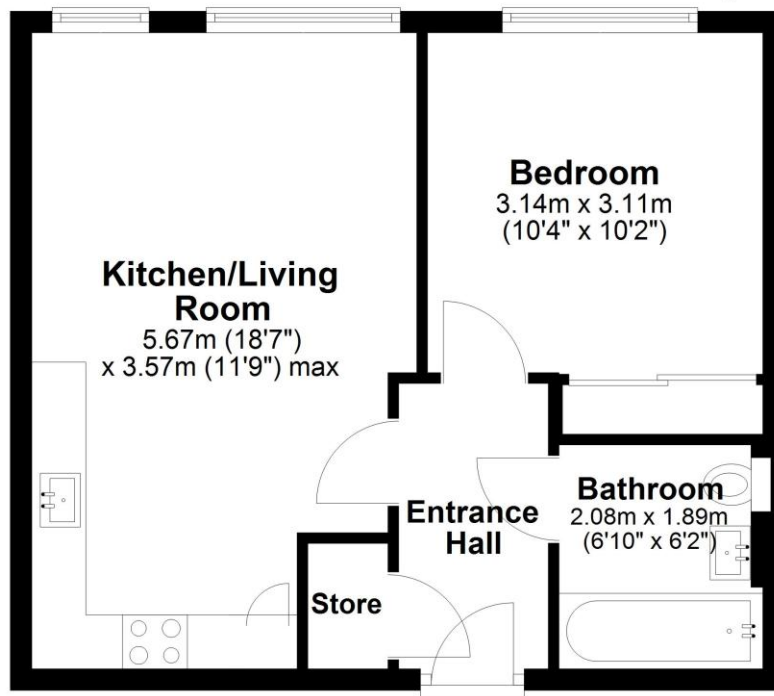
roundabout. Turn right onto Hambridge Road and then turn left into Overbridge Square, and left at the roundabout and Weir House will be found on the right hand side.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Area
- Bedroom
- Bathroom
- Two Allocated Parking Spaces
- Electric Underfloor Heating
- Aluminum Coated Double Glazing
- Barrier Controlled Access for Residents
- Walking Distance to the Racecourse and adjoining Station



## First Floor Apartment

Approx. 39.2 sq. metres (421.6 sq. feet)



Total area: approx. 39.2 sq. metres (421.6 sq. feet)



To view this property call Marc Allen Estate Agents on **01488 685353**

### Main Door

With a video and intercom entry system. Stairs and lift to first floor.

### Entrance Hall

Built in boiler cupboard.

### Sitting Room

A fabulous open plan space with good natural light and a generous ceiling height. Contemporary wall light points.

### Kitchen/Dining Area

Fitted in a smart contemporary style to include a range of white gloss fronted units with drawers and 'silestone' matt finish worksurfaces over. Sink unit with a chrome finish tap and white glass splashback. Built in electric oven, hob and extractor. Integrated 'Smeg' fridge, freezer, washing machine and dishwasher. Steel oak finish wooden flooring. Recessed lights.

### Bedroom

12' 10" max x 10' 2" max. Steel oak finish wooden flooring. Fitted wardrobe with mirrored doors and overhead storage. Contemporary wall light points.

### Bathroom

Very nicely fitted in white to include a panelled bath with a shower over and screen, wall hung 'Groeh' and wc and wall hung basin with drawers below. Wall mirror with integrated LED lighting. Electric chrome finish heated towel rail. Marble effect tiled walls.

### Outside

There are two allocated parking spaces situated with the development, access to which is controlled by code to operate the barrier.

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: [sales@marcallen.co.uk](mailto:sales@marcallen.co.uk)

### Services

All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.

### Lease

Remainder of a 125 year lease, which commenced in 2018.

### Ground Rent

£155.00 per annum.

### Service Charge

£1,361.59 per annum.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	63 D
39-54	E		
21-38	F		
1-20	G		

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**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.