



10 Laundry Court Northway Newbury Berkshire RG14 7FL

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Guide Price £183,250

Leasehold

This a brilliant opportunity to buy a well-presented top floor two-bedroom apartment located in a popular residential area within walking distance to Newbury town centre and mainline railway station. The property has been completely redecorated and new carpets laid throughout. Comprising an Entrance Hall with a telephone entry system and access to a useful loft area. The light and airy Sitting/Dining Room with Juliette balcony enjoying the south aspect outlook. Open plan Kitchen, Two good-sized Bedrooms, Bathroom, Further benefits are an allocated parking space and UPVC double glazing. No Onward Chain.

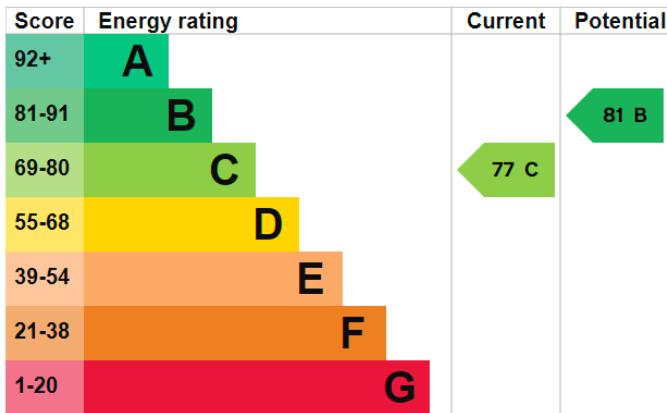
- ❖ Top Floor Apartment
- ❖ Sitting Room with Juliette balcony
- ❖ Open plan Kitchen
- ❖ Two Good Size Bedrooms
- ❖ Allocated Parking Space
- ❖ Loft Storage Space
- ❖ Short walking distance to Town
- ❖ 0.5km to Newbury Railway Station
- ❖ Immaculate Condition with Newly fitted Carpets
- ❖ Immediately Available

#### Directions

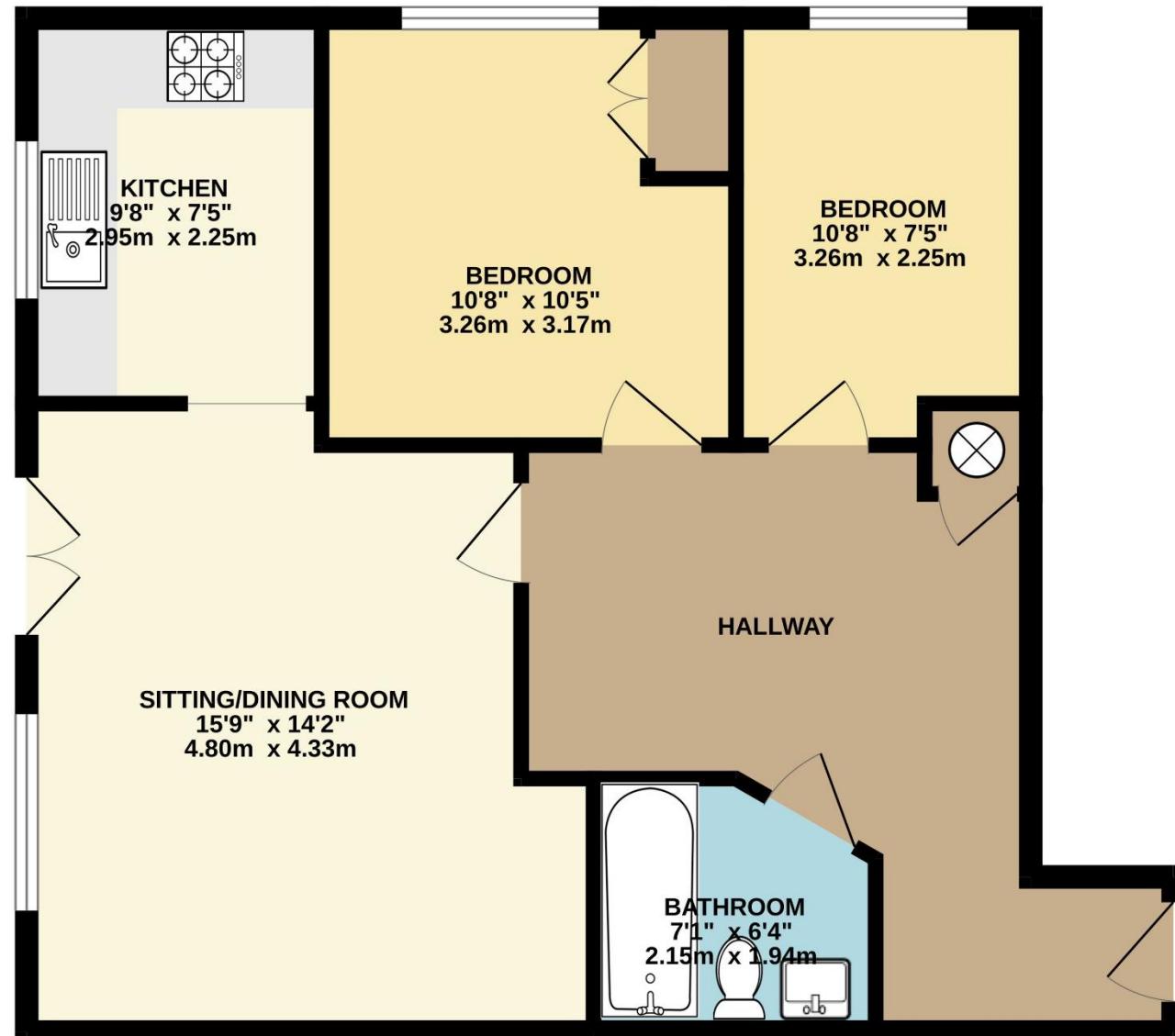
From the Robin Hood roundabout following the A339 towards Basingstoke in a southerly direction proceed across the first roundabout and at the second roundabout take the first exit. At the mini roundabout take the second exit onto Queens Road. Take the second turning on the left right into Northway and Laundry Court will be found immediately on the right hand side.



<b>Council Tax Band:</b> C	£2118.00 pa
<b>Lease Details:</b>	103 years remaining
<b>Management Charges:</b>	£1034.00 per annum
<b>Ground Rent</b>	£150.00 per annum
<b>Building Insurance</b>	£170.00 per annum
<b>Nearest Bus stop:</b>	Greenham Road 0.2km
<b>Nearest Train Station:</b>	Newbury 0.5km



SECOND FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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(s).

