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10 Nicholas Wharf

West Mills, Newbury, Berkshire, RG14 5HP

A smart waterside apartment situated in a very convenient and central location in Newbury.

Guide £160,000

- Telephone Entry
- Kitchen with Integrated Appliances
- Sitting Room with Door to Balcony
- Bedroom with a Door to Second Balcony
- Shower Room
- Views Overlooking the Water

110 High Street, Hungerford, Berkshire RG17 0NB
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Description

Finished in a contemporary style, the accommodation has telephone entry and includes a kitchen with integrated appliances and a sitting room with a door to the balcony which overlooks the water. A distinctive glass panel divides the sitting room and the bedroom. The bedroom has a built-in wardrobe and a door to a second balcony. The shower room is nicely fitted in white.

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.

Communal Entrance Hall

With telephone entry.

Kitchen

Fitted with a smart range of units with work surfaces over. Single drainer stainless steel sink unit with a mixer tap. Built-in electric oven, hob and extractor. Integrated Appliances.

Sitting Room

Door to balcony overlooking the Kennet & Avon Canal.

A distinctive glass panel that separates the sitting room and Bedroom

Bedroom

Built-in wardrobe. Door to balcony overlooking the Kennet & Avon Canal.

Shower Room

Nicely fitted in traditional white.



Lease

The remainder of a 125 year lease which commenced in September 2012.

Ground Rent

Currently £250 per annum.

Maintenance Charge

Currently £850 per annum.

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.



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