

26 Eeklo Pace Newbury Berkshire RG14 7HW

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**Price Guide £115,000 Leasehold**

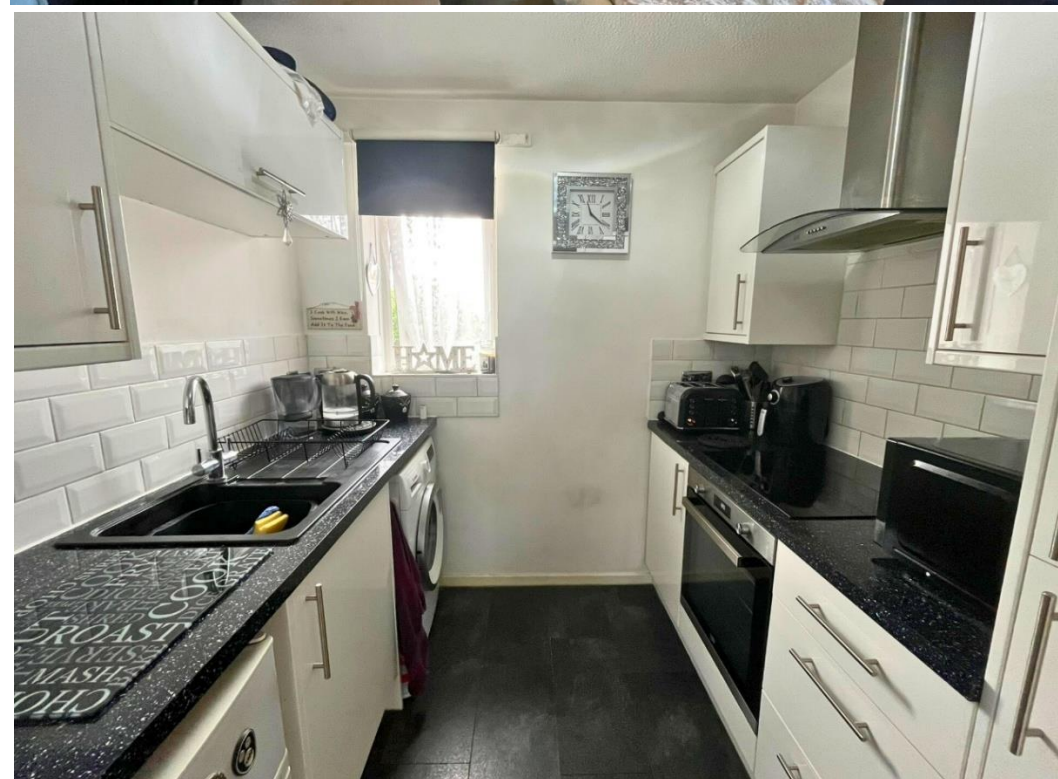
This well-presented first-floor studio apartment will make a great investment opportunity or ideal for a first time purchase. Located in a popular residential area and within easy walking distance to Newbury town centre and mainline railway station. The property has been well maintained and comprises an Entrance Hall, a light and airy L-shaped Living/ Bedroom, a well-fitted Kitchen, Bathroom. Further benefits include ample communal Parking, UPVC double glazing. The apartment enjoys a south-facing aspect. Surrounded by well-maintained Communal Gardens.

Internal viewing is highly recommended

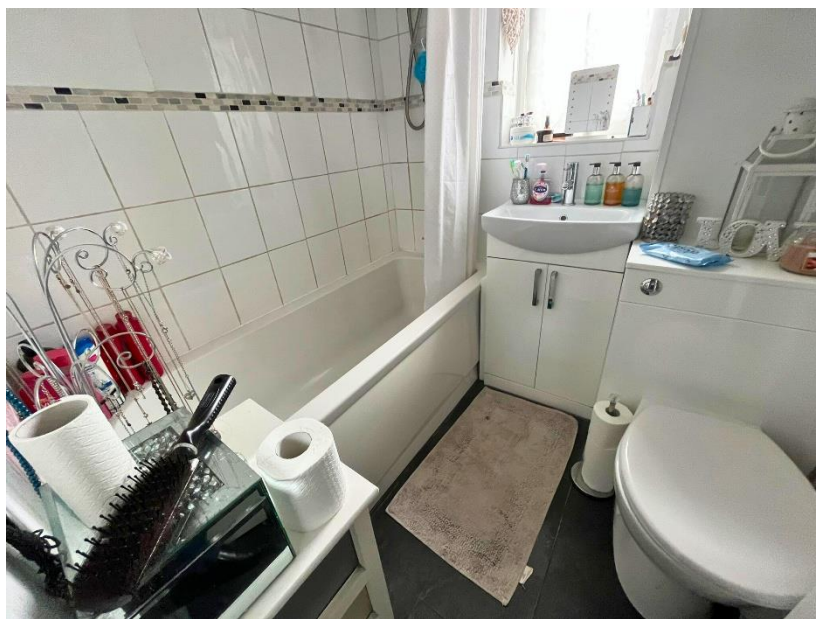
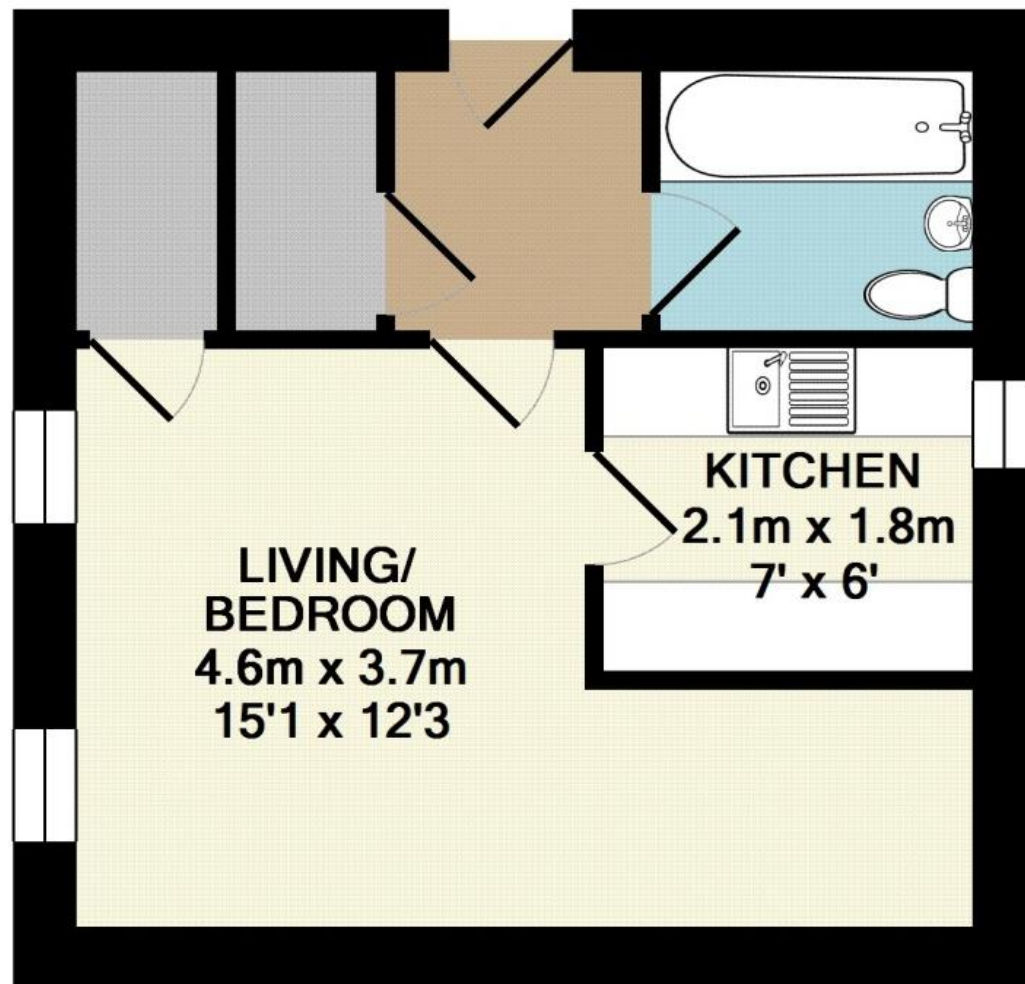
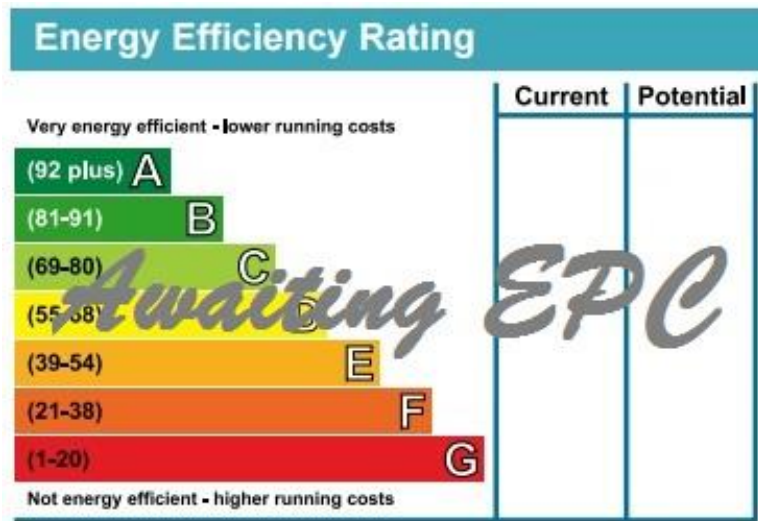
- ❖ First Floor Apartment
- ❖ L-shaped Sitting / Bedroom
- ❖ Fully fitted Kitchen
- ❖ Bathroom
- ❖ Ample Communal Parking
- ❖ Short walking distance to Town
- ❖ 0.6 miles to Newbury Railway Station
- ❖ 989 years lease remaining with Peppercorn Ground rent

### 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 third exit onto Greenham Road. Take the second right into the old part of Greenham Road, and Eeklo Place will be found on the left. Proceed into the cul-de-sac, and the property can be found on the block facing you



**Council Tax Band:** B £1886.67 pa  
**Lease Details:** 989 years remaining  
**Management Charges:** £790.00 per annum  
**Nearest Bus stop:** Greenham Road 0.1 miles  
**Nearest Train Station:** Newbury 0.6 miles



All 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. Not to scale.  
 Produced for Halletts Estate Agents

**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).

