



DOWNER & CO

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**Flat 31, Wentworth Court, Stroud Green,
Newbury RG14 7JB
Price: £200,000**

Features.

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NO ONWARD CHAIN

Description. Located within a short walk of the town centre, mainline railway station, racecourse and just opposite Stroud Green is a ground floor, two double bedroom apartment that has just been fully renovated. The good sized property is light and airy and has direct access to its private patio which overlooks Stroud Green.

The accommodation consists of entrance hall, smart kitchen, living/dining room with door to private patio, master bedroom with built-in wardrobes, second double bedroom, and family bathroom. Benefits include upvc double glazing, electric heating and allocated parking.

Lease details & outgoings:

Lease: 95 years remaining - 11/10/2121.

Service Charge: £1,400 per annum.

Ground Rent: £100 per annum.



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. There is a major rail station with links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.





Approximate Gross Internal Area
59.03 sq m / 635.39 sq ft

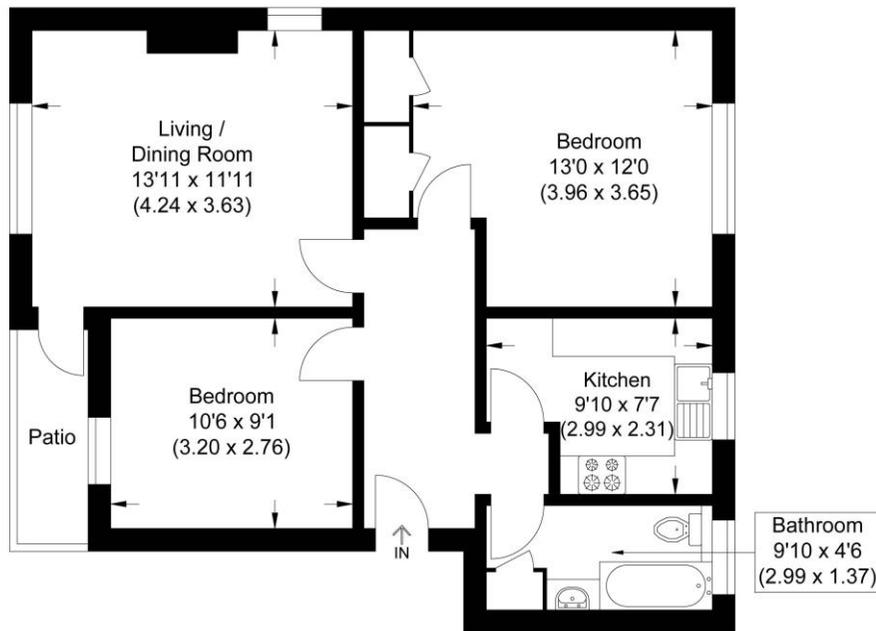
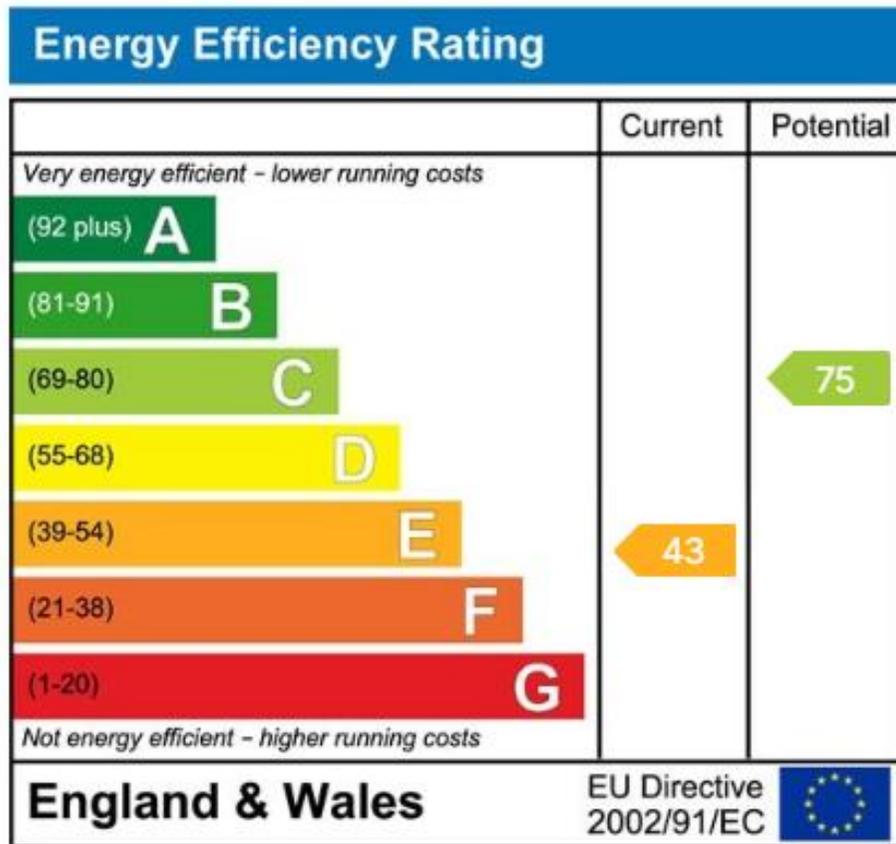


Illustration for identification purposes only, measurements are approximate, not to scale.



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: E

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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