






DOWNER & CO

TRUSTED SINCE 1988

8 The Maltings, Newbury RG14 5HZ  
Guide Price: £175,000

**Features.**

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-  1
-  1

**NO ONWARD CHAIN**

**Description.**

Ideally situated in the town centre is this desirable light and airy over 55s south facing, one bedroom ground floor apartment. The property benefits from patio doors that lead directly onto the beautiful communal gardens where you will find plenty of seating.

The accommodation consists of communal security entry system, through personal front door to hall, open plan living/dining room with french doors opening to the communal gardens, kitchen, shower room and good sized double bedroom with built-in wardrobes. Benefits include large storage cupboard, upvc double glazing, share of freehold, residents lounge, laundry room, lift, guest suite available for family and friends, carpark

Lease renewed to 99 years.  
Service charge: £207 per month.  
No Ground Rent



## 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 direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.



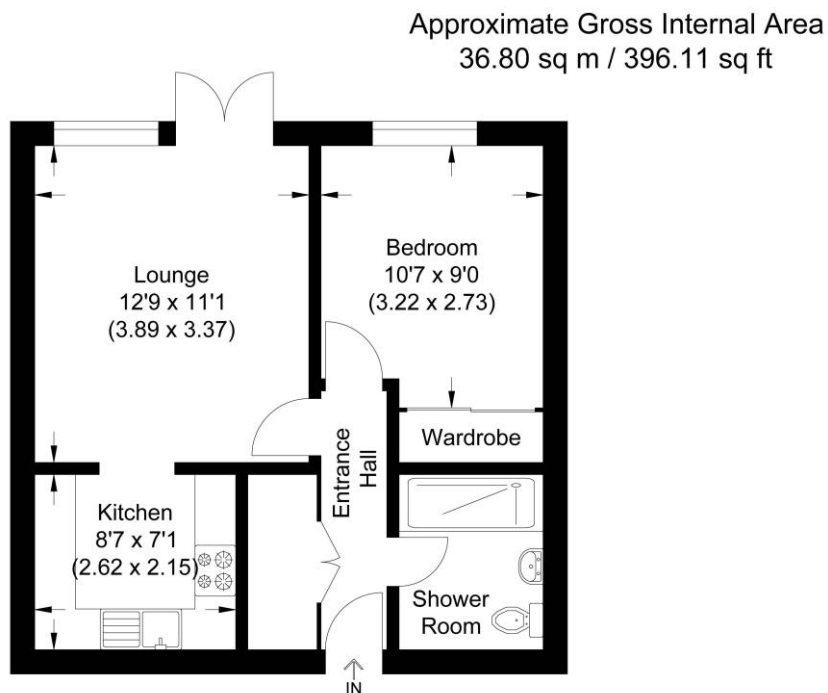
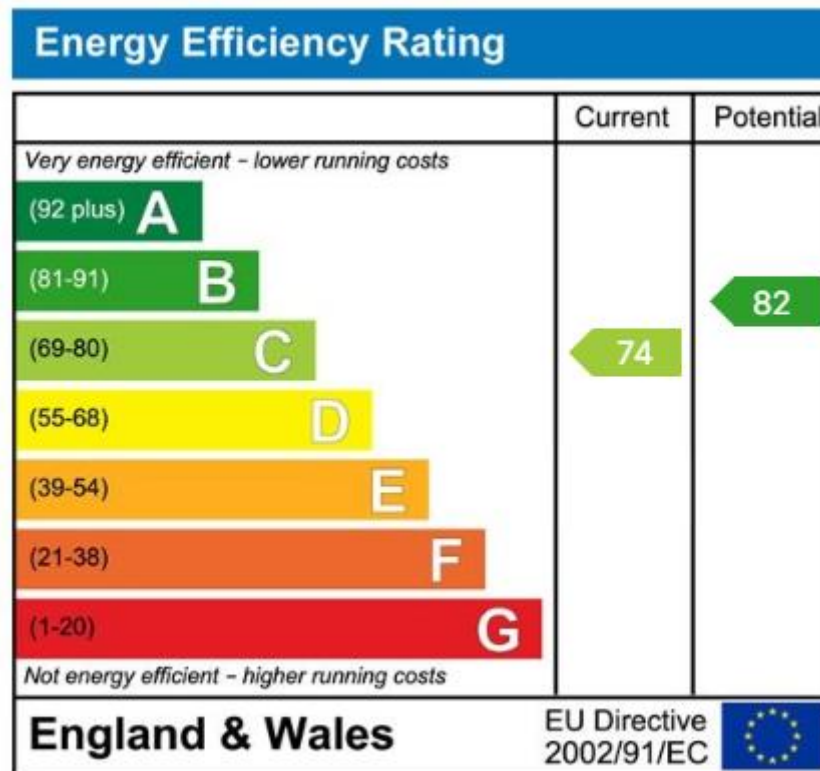


Illustration for identification purposes only, measurements are approximate, not to scale.



#### 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: C**

**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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