






DOWNER & CO

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Flat 4, 16 Craven Road, Newbury RG14 5NE  
Price: £142,500

**Features.**

-  1
-  1
-  1

**Description.**

A characterful top floor one bedroom apartment in a converted period terrace located within a few minutes walk of the train station and town centre.

The apartment has undergone some recent refurbishment including being redecorated throughout and offers a spacious open plan layout.

Accessed via an outside staircase from the private car parking area at the rear of the building. The accommodation includes communal entrance hall, own hallway leading to the spacious and open plan living/dining room/kitchen, double bedroom and bathroom. There is also the huge added bonus of allocated parking to the rear of the building.

**Lease Details & Outgoings:**  
Lease: 108 years remaining.  
Management Charge (Including Ground Rent): £1,010 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 direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.



Approximate Gross Internal Area  
42.04 sq m / 452.51 sq ft

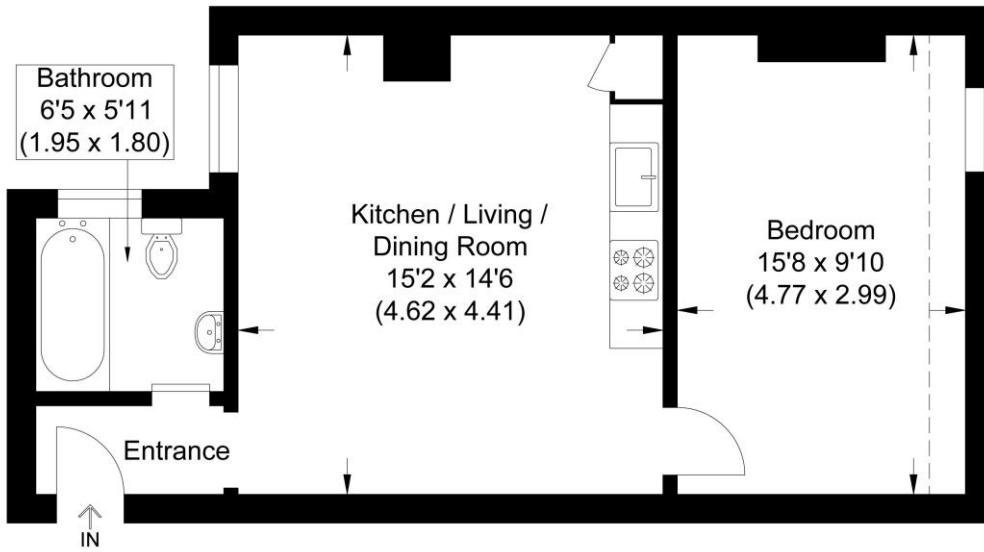


Illustration for identification purposes only, measurements are approximate, not to scale.

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		55
(39-54) <b>E</b>		
(21-38) <b>F</b>	23	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC: F**

**COUNCIL TAX BAND: A**  
2026/2027: £1,701.55.

**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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