



An interesting and unique ground floor apartment with its own courtyard garden.

The apartment is situated in a quiet residential road in the popular East Fields area of town.

There is a large sitting room, kitchen, bathroom with shower and double bedroom. It has electric heating, and its own courtyard garden, ideal for entertaining.

No parking.

No onward chain

## **AGENTS NOTE**

This apartment is available with another in the block at £365,000 with a gross income of £17,700 or 4.8%.







Winkworth

### **AT A GLANCE**

- 410 Square feet/ 38 square metres
- Double bedroom
- Bathroom
- Sitting room
- Kitchen
- Courtyard
- Ground floor

### **UTILITIES**

Mains water, electricity and drainage Electric heating EPC E West Berkshire Council Band C

### **SITUATION**

The property is situated in a quiet residential road on the eastern side of Newbury. It is within walking distance of the railway station, racecourse and town centre.

### **LEASE DETAILS**

Share of Freehold Approx 990 years of lease remaining. No ground rent. No service charge Approx £400 per annum buildings insurance.



TOTAL APPROX. FLOOR AREA 38.1 SQ.M. (410 SQ.FT.)

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# **Newbury Office**

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See things differently.