



## FLAT 5 COMFORT HOUSE

NEWBURY RG14 5AL

**\*\*NO ONWARD CHAIN\*\*** A generously sized, modern 2nd floor apartment situated within the heart of Newbury Town Centre.

As you enter this spacious apartment, you are greeted with a large entrance hallway, featuring good quality wooden flooring which extends through to the kitchen/living area. The bathroom is to the left featuring a shower over the bath. Further down the hallway are two bedrooms, each featuring ample space for a double bed, and a wall to wall window which floods both of the rooms with natural light.

Coming out of the bedrooms you enter the open plan kitchen, dining and living space. The kitchen features a built in dishwasher, washing machine, oven, induction hobs and a freezer, and the cabinets are finished in a stylish white colour. The living/dining area has large windows wrapping all the way around the room overlooking the marketplace, and features plenty of space for a dining table and two sofas.

There is also shared parking available at the property.



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## AT A GLANCE

- Two double bedrooms
- Open plan kitchen/dining
- Integrated appliances
- No onward chain
- Bathroom
- Town Centre location

## UTILITIES

The property is connected to all mains, apart from gas and operates on electric central heating.

There are no known mobile coverage issues. There is Ultrafast Broadband available in the area.

EPC – F

West Berkshire Council Tax Band – C

## LEASEHOLD DETAILS

Length of lease (years remaining): 114 years from date of listing

Annual ground rent amount: £250

Ground rent review period: Every 25 Years

Annual service charge amount: £3350 pa

Service charge review period: Annually

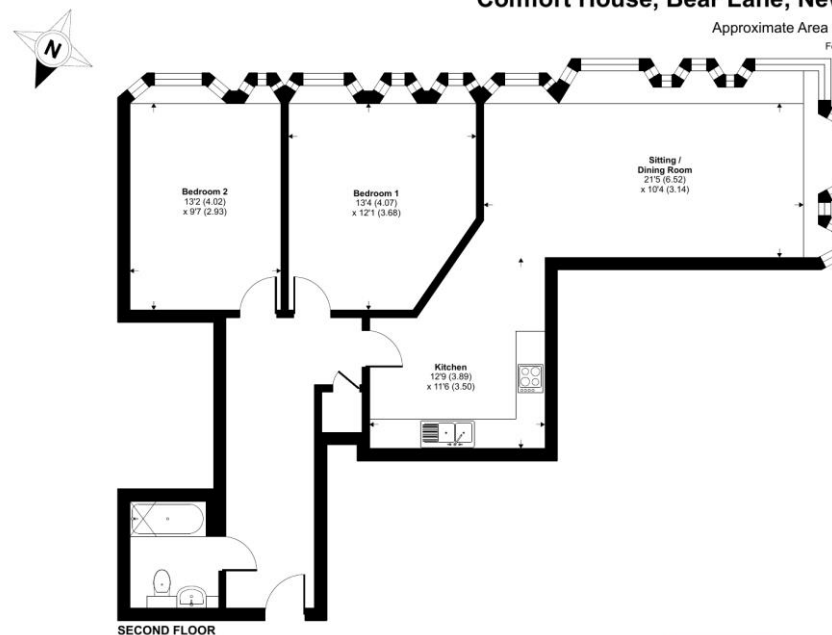
## DIRECTIONS

What3words///swear.guards.gossip

## Comfort House, Bear Lane, Newbury, RG14

Approximate Area = 933 sq ft / 86.6 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rldhecom 2025. Produced for Winkworth. REF: 1250613

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## Newbury Office

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# Winkworth

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