



CAVENDISH HOUSE, NEWBURY, BERKSHIRE, RG14
GUIDE £350,000 LEASEHOLD

**EXTENDING TO AROUND 1000 SQUARE FEET, A
BEAUTIFULLY FINISHED FIRST FLOOR APARTMENT IN AN
EXCLUSIVE DEVELOPMENT BUILT TO A HIGH STANDARD.**

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DESCRIPTION:

**** MARKETING MATERIAL PREPARED PRIOR TO LOCKDOWN ****

Extending to around 1000 square feet, a beautifully finished first floor apartment in an exclusive development built to a high standard. Set at the end of a private avenue of limes behind electric gates, this property offers the convenience of being near town, yet in a peaceful rural setting.

The small development is situated in superbly maintained landscaped communal grounds of around seven acres and located a stone's throw from Falkland Cricket Club with its new pavilion and leisure facilities. The communal areas are well appointed with high quality marble floors and carpeting, video entry system and a lift to all floors.

The apartment has an air of style and quality. From the moment you enter there is an immediate sense of space with a wide reception hall which opens through double doors to a lovely west-facing drawing room with Juliette balcony. Both bedrooms have built-in wardrobes and also face west.

The kitchen is a good size with high-end integrated appliances, granite work surfaces and ample space for a table. The ensuite to the master bedroom has recently been refitted with contemporary suite and there is an additional family bathroom. There is gas central heating, double glazing and led lighting.

The apartment has recently been redecorated and refreshed throughout to give a bright appearance which can easily be adapted to taste. It will equally appeal to downsizers or those wanting something a little different.

UTILITIES

Mains water, gas, electricity and private shared drainage.

EPC C

West Berkshire Council Band E

LEASEHOLD DETAILS

105 years lease remaining

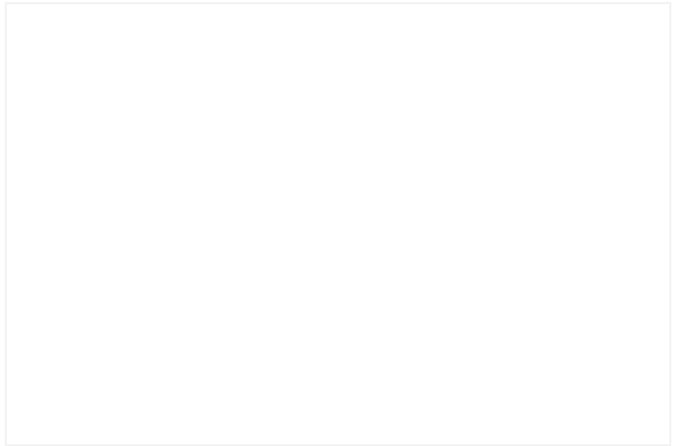
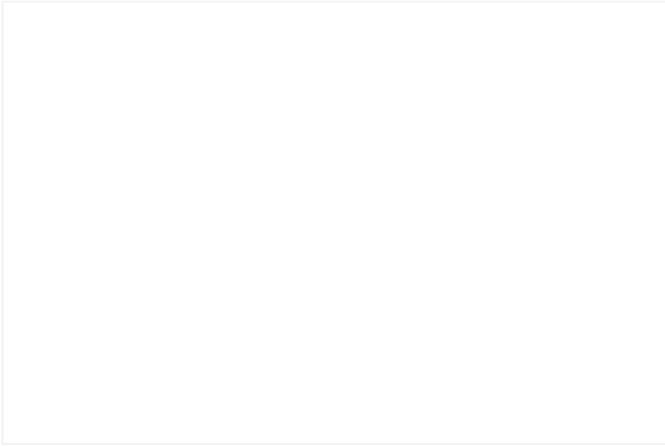
£250 pa ground rent.

£2413 pa service charge.

Maintained by Pinnacle Property Management.

Pets allowed at discretion of managing company.

Letting is permitted but managing agents must be notified.



Approximate Gross Internal Area = 85 sq m / 915 sq ft



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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