



20 SWAN COURT

NEWBURY RG14 1JZ

****NO ONWARD CHAIN**** A charming two bedroom first floor maisonette located just outside of Newbury Town Centre, with stunning views of the River Kennet and the Kennet & Avon Canal, also benefitting from **SHARE OF FREEHOLD!**

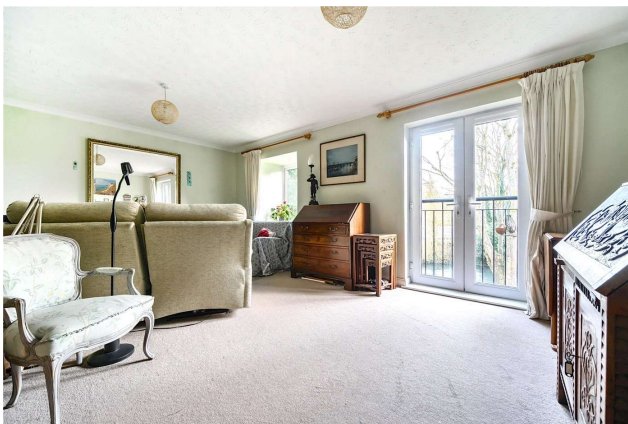
As you enter the apartment, you are greeted by an entrance hallway, which leads to a shower room on the right. Further down you will find the generously sized kitchen, with space for a small dining table and chairs, and to the left of this is the large living room, with French doors and a Juliet balcony overlooking the communal gardens, with plenty of space for a larger dining table if required.

Both of the bedrooms are a great sized double and benefit from large built in storage units.

Outside there are fantastic communal gardens leading to the riverbank. The views are fantastic, with plenty of wildlife and space to enjoy the outdoors. there is off street parking and plenty of space for visitors.

EPC - D

West Berkshire Council Tax Band - C



Winkworth

AT A GLANCE

- 770ft / 71m²
- Private Entrance
- Two Double Bedrooms
- Views of River and Canal
- Share of Freehold
- Juliette Balcony
- No Onward Chain
- 3 minute walk to town centre
- 10 minute walk to train and bus station, local doctors surgery, library and shops

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.

LEASE DETAILS

Length of lease (years remaining): 961 years from date of listing
Annual ground rent amount: Not applicable as share of freehold
Ground rent review period: N/A
Annual service charge amount: £1520 pa
Service charge review period: Annually

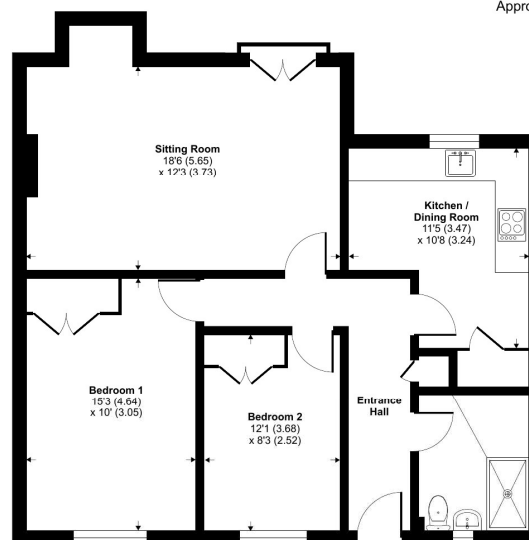
DIRECTIONS

What3words///wide.unless.pasta



Swan Court, Newbury, RG14

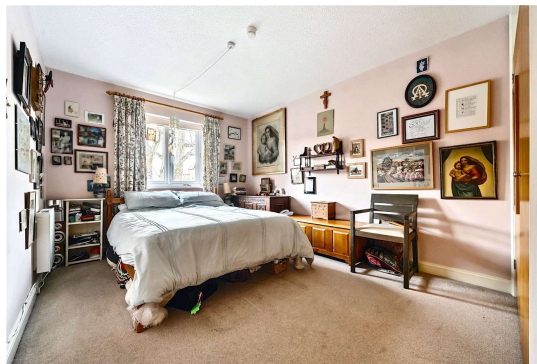
Approximate Area = 770 sq ft / 71.5 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlclicom 2025. Produced for Winkworth. REF: 1714276

Winkworth



Newbury Office

43 Northbrook Street, Newbury, Berkshire RG14 1DT
01635 552552 | newbury@winkworth.co.uk

winkworth.co.uk/newbury

Winkworth

See things differently.