



## 32 CLEVELAND GROVE

NEWBURY RG14 1XF

**\*NO ONWARD CHAIN\*** A fantastic two bedroom top floor apartment located in the heart of Newbury.

This recently redecorated property has two bedrooms, sitting room, kitchen with new appliances and a bathroom.

Ideally located close to local amenities, transport links, Park Way shopping centre, and a short walk from Newbury train station means the property would make an excellent investment or first time purchase.

The property has recently been fitted with new electric panel heaters and has been re-carpeted throughout. It comes with communal parking and gardens.

### LEASEHOLD DETAILS

Share of Freehold

Approx 990 years remaining

Ground rent £0

Service charge approx £938 pa

Lease available on request.



**Winkworth**

## AT A GLANCE

- NO ONWARD CHAIN
- Two bedrooms
- Bathroom with shower
- Sitting Room
- Kitchen
- Communal gardens
- Communal parking

## UTILITIES

EPC D

Electric Heating  
Mains Water and Drainage

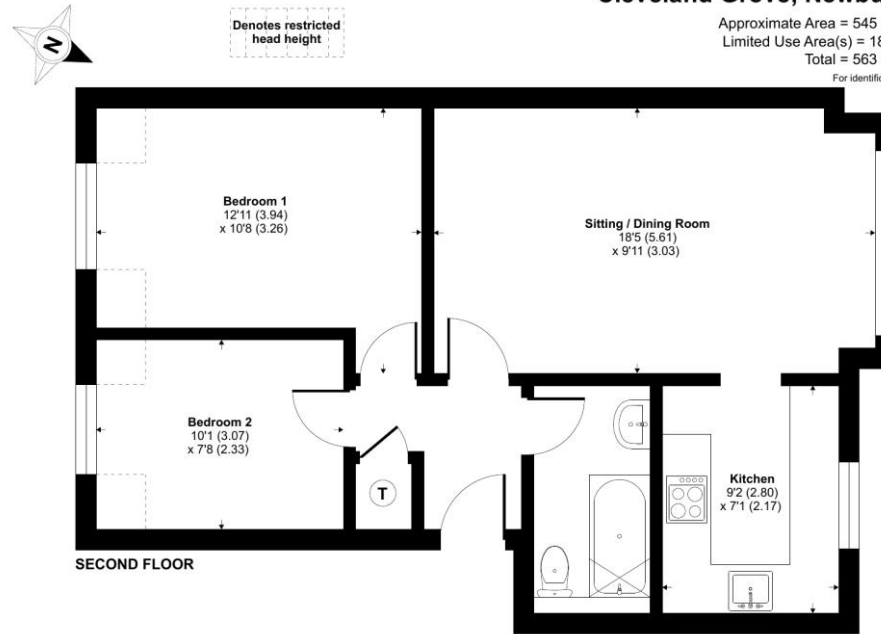
West Berkshire Council Tax C  
Mobile Signal and Broadband: Full coverage

## DIRECTIONS

[What3words///humans.exams.fired](https://www.what3words.com/humans.exams.fired)

## Cleveland Grove, Newbury, RG14

Approximate Area = 545 sq ft / 50.6 sq m  
Limited Use Area(s) = 18 sq ft / 1.6 sq m  
Total = 563 sq ft / 52.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2024. Produced for Winkworth. REF: 1180783



## Newbury Office

43 Northbrook Street, Newbury, Berkshire RG14 1DT  
01635 552552 | [newbury@winkworth.co.uk](mailto:newbury@winkworth.co.uk)

[winkworth.co.uk/newbury](https://www.winkworth.co.uk/newbury)

# Winkworth

See things differently.