



## 24 OLD WARDOUR WAY

NEWBURY RG14 1GB

### **\*NO ONWARD CHAIN\***

This fantastic top floor apartment has been finished to a high specification and is centrally located, less than a mile from the town centre.

A well presented apartment built in 2016. The property has light and spacious accommodation comprising an entrance hallway with two large storage cupboards, an open-plan kitchen/living room which is divided by a free-standing breakfast bar and also has a Juliet balcony in the living area. The kitchen has a tiled floor, white gloss units and fully integrated appliances. There is also a master bedroom with fitted wardrobes along one wall and a fully tiled en-suite shower room, a second double bedroom and the family bathroom.

This property benefits from two allocated parking spaces, one of which is covered in a car port.

Ultrafast broadband available and no known mobile provider issues.

### **\*AGENTS NOTE\***

Completion to be no sooner than 2nd October.



## AT A GLANCE

- \*NO ONWARD CHAIN\*
- Two bedrooms
- Two bath/ shower rooms
- Open plan living
- Kitchen with appliances
- Second floor
- Two allocated parking spaces (one covered)

## UTILITIES

Mains Electric, Gas and Water  
EPC B  
West Berkshire Council Tax C

## LEASEHOLD DETAILS

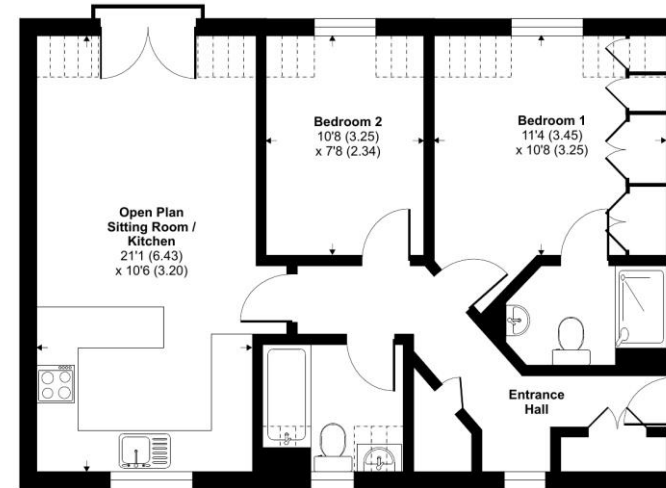
Approx 116 years lease remaining  
Ground rent £200 pa  
Service charge £1,286 (2023-2024)  
Copy lease available on request

## SITUATION

Old Wardour Way is just off the Bath Road which is the main route from Newbury to Hungerford. Sitting to the north of Newbury, which can be reached via a stroll through nearby Goldwell Park or down Strawberry Hill. You're on the edge of Newbury, so travel links in all directions are excellent.

## Old Wardour Way, RG14

Approximate Area = 610 sq ft / 56.7 sq m  
Limited Use Area(s) = 39 sq ft / 3.6 sq m  
Total = 649 sq ft / 60.3 sq m  
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Winkworth. REF: 1133888

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## Newbury Office

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# Winkworth

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