



83A London Road Newbury Berkshire RG14 1JP

## **83A London Road Newbury Berkshire RG14 1JP**

**Price Guide £96,000 Leasehold**

**A fantastic opportunity for a first time buyer or private investor looking for a basement apartment in the heart of Newbury. All the towns shops and restaurants are on the doorstep and a five minute walk to Newbury main line railway station. The accommodation comprises a Hallway with a large built in Cupboard. Sitting Room/ Bedroom There is a Good size Kitchen, Bathroom with a Shower above the Bath. In need of decoration but great investment or starter home.**

**Offered with No Ongoing Chain and to avoid disappointment Early Viewing is Recommended**

### **Directions:**

**From Newbury Broadway proceed onto London Road. Proceed over the mini roundabout and just before the main Robin Hood roundabout the property will be found on the right hand side. Parking will be found just to the side on St Marys Road and Charlton Place.**



**Council Tax Band:** A    **£1376.32**            **pa**  
**Nearest Bus stop:**        **London Road**        **0.0 miles**  
**Nearest Train station**    **Newbury**                **1.0 miles**

TOTAL APPROX. FLOOR AREA 32.0 SQ.M. (325 SQ.FT)  
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Not to scale.  
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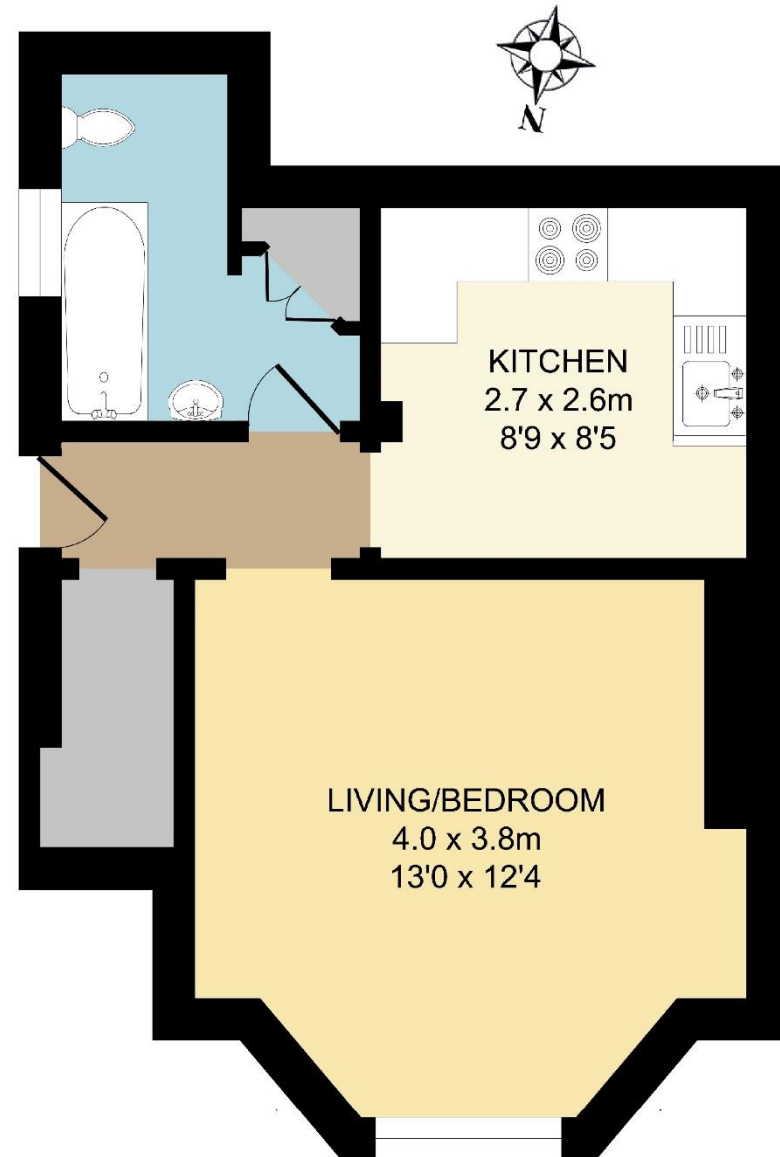
**Lease Details** New 125 year lease

**Management and Service Charge including Building**

**Insurance** £ 982.22 per annum

**Ground Rent** £125.00 per annum reducing to Peppercorn

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E	41   E	
21-38	F		
1-20	G		



**NOTE:** Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract(

