Halletts ESTATE AGENTS

18 Melville Park Way Newbury Berkshire RG14 1DZ

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Price Guide £165,000 Leasehold

A fantastic opportunity for a first time buyer or private investor looking for a quality apartment in the heart of Newbury. Boasting some panoramic views over the town centre. Located on the top floor of this sought after development. All the towns shops and restaurants on the doorstep and a five minute walk to Newbury main line railway station. The accommodation comprises a spacious Hallway with a large built in Cupboard. Sitting Room with glorious views. There is a Good size Kitchen/ Breakfast Room, Double Bedroom with wardrobes again with views. Bathroom with a Shower above the Bath.

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

Directions:

Melville will be found and accessed beside the Park Way shopping centre just off Northbrook Street and Park Street
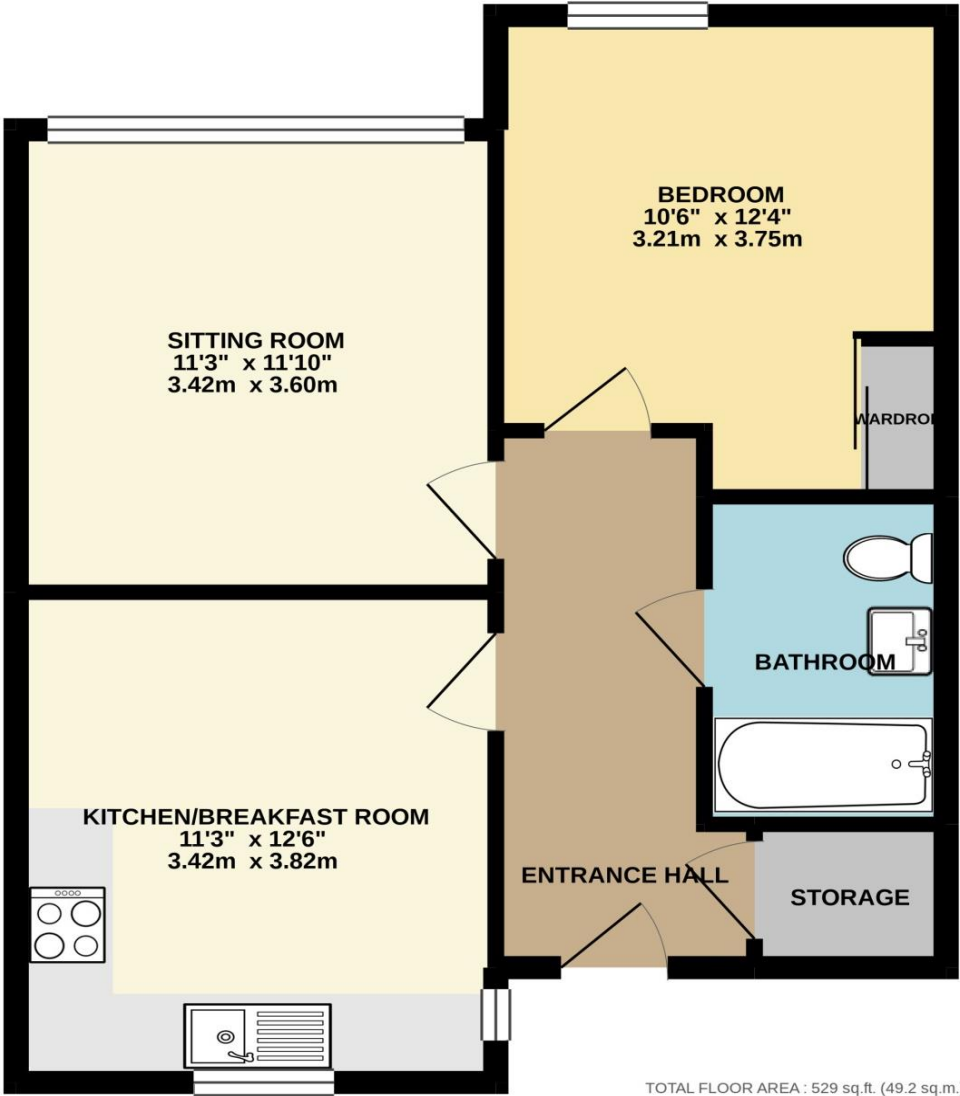
Council Tax Band: B £1505.00 pa
Nearest Bus stop: Northbrook St 0.1 miles
Nearest Train station Newbury 0.8 miles

Lease Details 99years from 1st April 2016

Management and Service Charge including Building

Insurance £ TBC

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

GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.

BEDROOM
10'6" x 12'4"
3.21m x 3.75m

SITTING ROOM
11'3" x 11'10"
3.42m x 3.60m

WARDRO

BATHROOM

KITCHEN/BREAKFAST ROOM
11'3" x 12'6"
3.42m x 3.82m

ENTRANCE HALL

STORAGE

TOTAL FLOOR AREA : 529 sq.ft. (49.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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(