



49 Martingale Chase Newbury Berkshire RG14 2ER

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### Price Guide £200,000 Leasehold

A well-planned and spacious ground-floor apartment in a convenient location just east of Newbury Town centre. The property is well presented throughout, and the accommodation comprises an Entrance Hall Sitting Room/ Dining Room Fitted Kitchen, Two Good size Bedrooms, and a Family Bathroom. UPVC Double Glazing, Allocated Parking Space, Communal Gardens

Internal viewing is highly recommended.

- ❖ Ground Floor Apartment
- ❖ Sitting Room / Dining Room
- ❖ Fully fitted Kitchen and Bathroom
- ❖ Two Good Size Bedrooms
- ❖ Allocated Parking Space and Communal Gardens
- ❖ Communal Gardens and Allocated Parking Space
- ❖ Long Lease with 135 years remaining.
- ❖ Walking distance to Town and Railway Station
- ❖ Presented in Good Order Throughout
- ❖ EPC Rating C

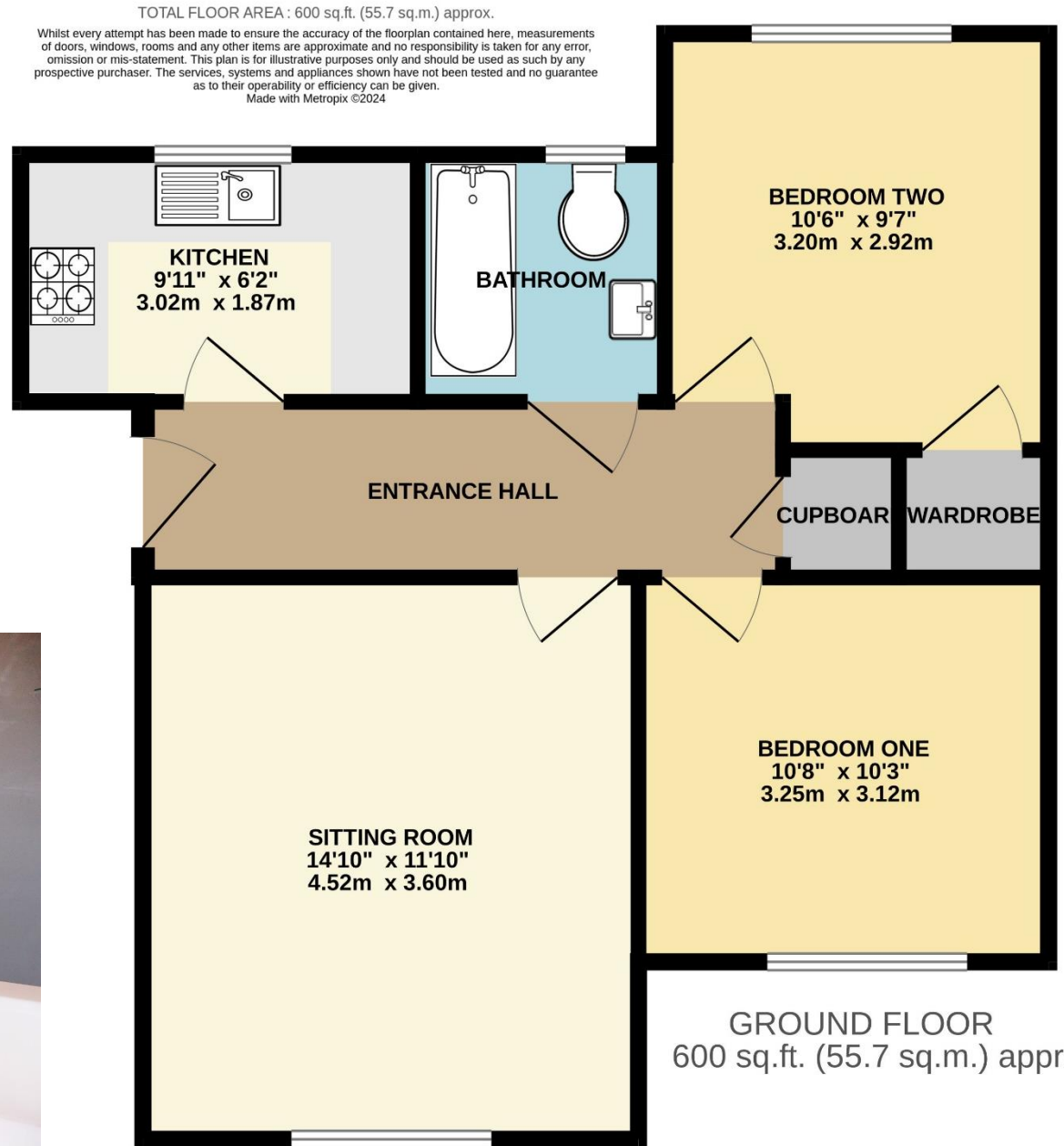
#### Directions:

Leave Halletts Estate Agents Newbury office and turn left onto Oxford Street then turn left onto London Road. At the Robin Hood roundabout proceed straight over (signposted Thatcham). Continue along London Road passing through two sets of traffic lights. Martingale Chase can be found on the left-hand side. The property can also be found on the left-hand side.



**Council Tax Band: C**      **£1931.50 pa**  
**Lease Details:**      **155 years from 01/06/2004**  
**Management Charges:**      **Service charge £1465.00 pa**  
**Ground Rent**      **£220 per annum**  
**Nearest Bus stop:**      **London Road 0.2 KM**  
**Nearest Train Station:**      **Newbury 1.2 KM**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	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(s).

