



4 Sandstone Grove, Hermitage, Berkshire RG18 9WS

4 Sandstone Grove Hermitage Berkshire RG18 9WS

Price Guide £95,000 (50% Share) Leasehold

A great opportunity to get onto the property ladder with this generous sized apartment located at the end of a quiet cul de sac within the popular village of Hermitage. Ideally located to get easy access onto the M4 and A34 junctions. The apartment is situated adjacent to some pretty woodland yet just around the corner to the village shops, two public houses and the local primary school. Only a small block of apartments with communal Gardens and an Allocated Parking space. There is also visitor parking. The apartment is very presented and offers a good size Living Room leading onto the Kitchen, Double Bedroom and Four piece Bathroom,.

The property is being Offered with No Ongoing Chain

Directions:

From the Robin Hood roundabout in Newbury, take the B4009 towards Hermitage/Chieveley. Upon reaching the village of Hermitage, passing the school on your left hand side, turn right at the mini roundabout into Forest Edge. Turn right into Stretcher Drive turning right again at the end then left at the next T junction into Sandstone Grove. Number 4 will be found in the top left hand corner. Parking is to the rear of the apartment.



Rent £231.01 per month.

Management Charge £17.42 per month.

Insurance Charge £8.33 per month.

Sinking Fund £26.10 per month.

Service Charges £59.72 per month.

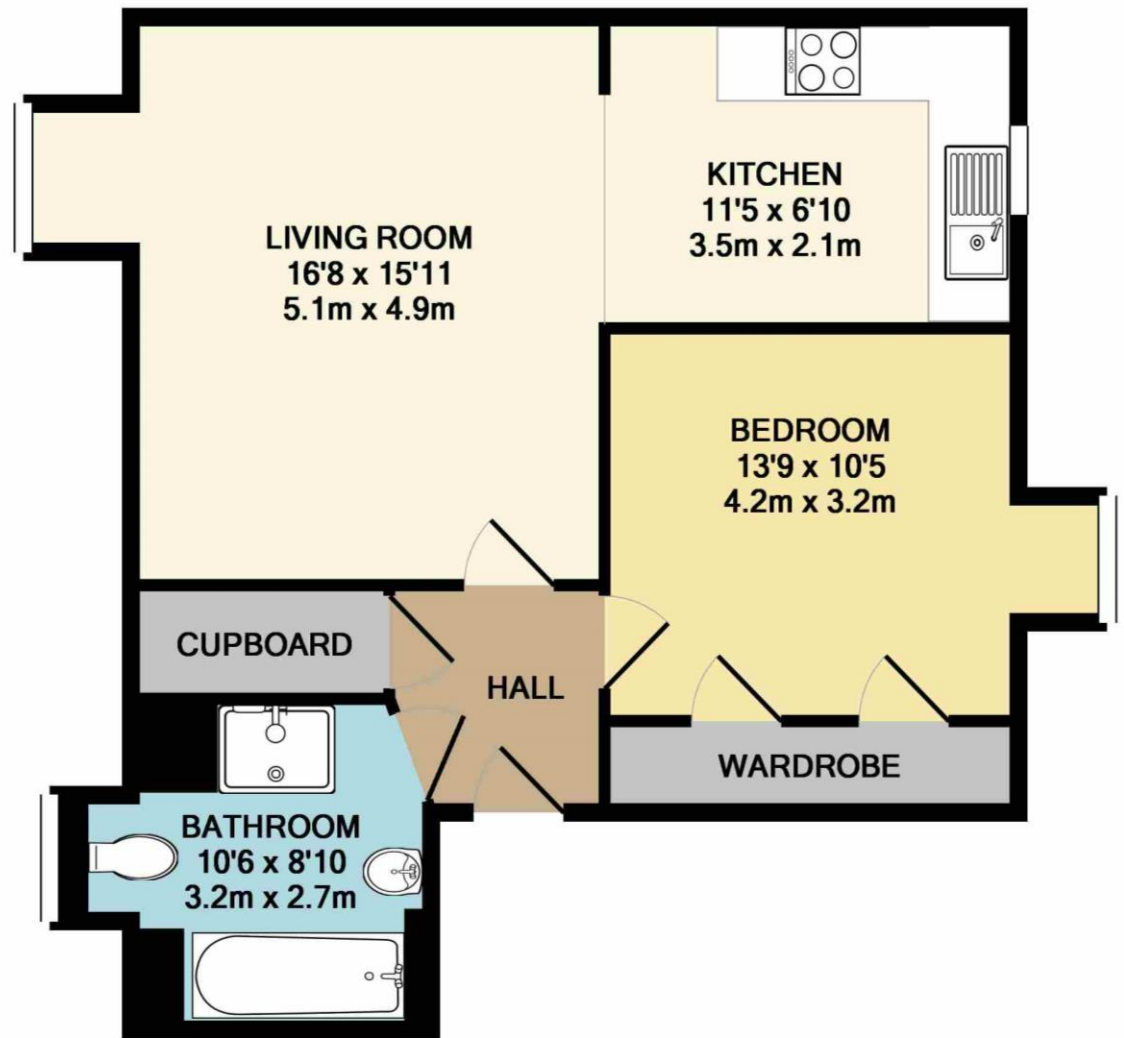
111 Years Remaining on the Lease

Council Tax Band: C £1808.91 pa

Nearest Bus stop: Chapel Lane 0.2 km

Nearest Train station Thatcham 7.5 km

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 c | 76 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |



TOTAL APPROX. FLOOR AREA 574 SQ.FT. (53.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2017

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

