



79b London Road Newbury Berkshire RG14 1JP

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Price Guide £145,995 Leasehold

Character converted Victorian apartment with Long Lease

This a fantastic opportunity for a first-time buyer or private investor looking for a basement apartment in the heart of Newbury town centre. All the shops and restaurants are on the doorstep and a five-minute walk through the pretty Victoria Park to Newbury mainline railway station. The accommodation comprises a 12' Hallway, Sitting Room with beautiful bay window, Bedroom, Well Fitted Kitchen, and Bathroom with a Shower above the Bath. On-street permit Parking to the rear. Presented in Excellent decorative order throughout.

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

Basement

Approx. 33.9 sq. metres (364.8 sq. feet)

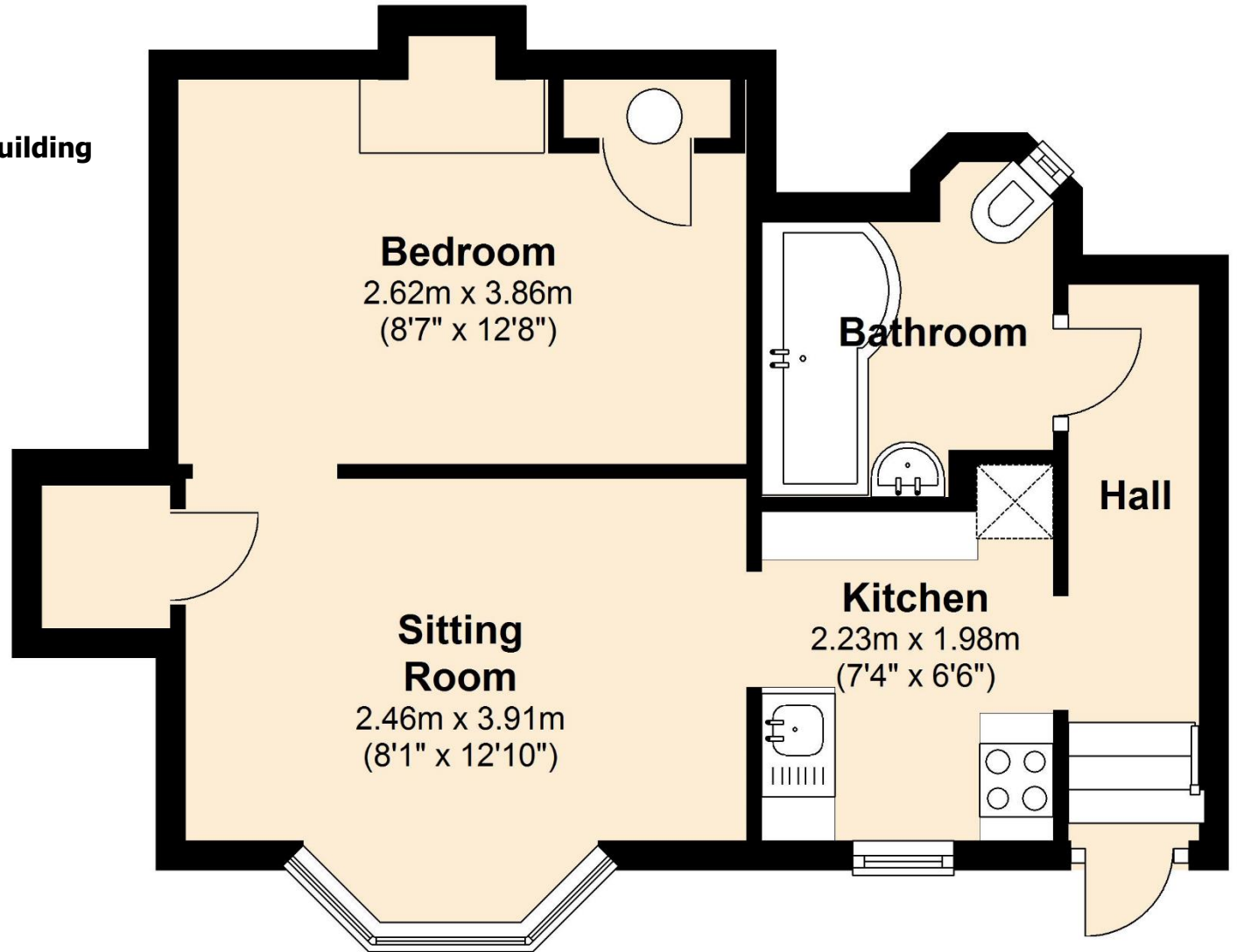
Lease Details 153 years remaining

Management and Service Charge including Building

Insurance £ 982.22 per annum

Ground Rent Peppercorn

Score	Energy rating	Current	Potential
92+	A		
81-91	B <small>ULMB_2</small>		81 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



Total area: approx. 33.9 sq. metres (364.8 sq. feet)

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.

