



12 Arbor House, Gaywood Drive, Newbury, Berkshire, RG14 2PR

**12 Arbor House Gaywood Drive Newbury  
Berkshire RG14 2PR**

**Price £75,000 (50% Share) Leasehold**

**A great opportunity to get onto the property ladder with this generous sized top floor apartment located within easy access onto the M4 and A34 junctions, Newbury town centre and main line railway station. The apartment is very well presented and offers Entrance Hall, a good size Living Room and Dining area with balcony with panoramic views. Entrance Hall, Generous size Kitchen, Double Bedroom with a second balcony plus the Bathroom. Outside there is a communal Garden plus an Allocated Parking Space. Local shops close by and a five minute walk to Newbury Business Park and West Berkshire Hospital.**

**The property is being Offered with Chain Complete and An Internal Viewing is Highly Recommended**

**Directions:**

**From the Robin Hood roundabout in Newbury, take the B4009 towards Hermitage. At the first mini roundabouts turn right into Kiln Road. Proceed up the hill into Turnpike Road over the two mini roundabouts. Take the next right into Avon Way. At the bottom turn left into Gaywood Drive and Arbor House will be found on the left just after the small parade of shops.**



**Rent £252.06 per month.**

**Management Insurance Sinking Fund and Service Charges £125.06 per month**

**109 Years Remaining on the Lease**

**Council Tax Band: B £1440.00 pa**

**Nearest Bus stop: Gaywood Drive 0.0 km**

**Nearest Train station Newbury 1.9 km**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**GROUND FLOOR**  
616 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.3 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**

