



DOWNER & CO

TRUSTED SINCE 1988

21 Carpenters Close  
Newbury RG14 5BU

£240,000





# Immaculate Two Double Bedroom, Two Bathroom Ground Floor Apartment

## Features.

- Ground floor apartment
- Two double bedrooms
- Master with en-suite shower room
- Living/dining room
- Immaculately presented
- French doors and balcony
- Allocated parking for two cars
- Walk to town/railway station and canal walks
- Onward chain complete
- Lease: 116 years remaining
- Service charge: £1,494.22 per annum
- Ground rent: £200 per annum





Approximate Gross Internal Area  
61.0 sq m / 656.59 sq ft

## Description.

Immaculately presented two double bedroom, two bathroom ground floor apartment, ideally located within walking distance of the town centre and railway station and enjoying pleasant canal walks into the town.

The spacious modern living accommodation comprises security entry system, communal hall, own entrance, hall, living/dining room with french doors and balcony, kitchen with fitted appliances, master bedroom with en-suite shower room, further double bedroom and bathroom. Benefits include off-road allocated parking for two cars, lengthy lease remaining, gas central heating and ONWARD CHAIN COMPLETE.

## Location.

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. Newbury also has a mainline train station with services direct to Reading and London Paddington.

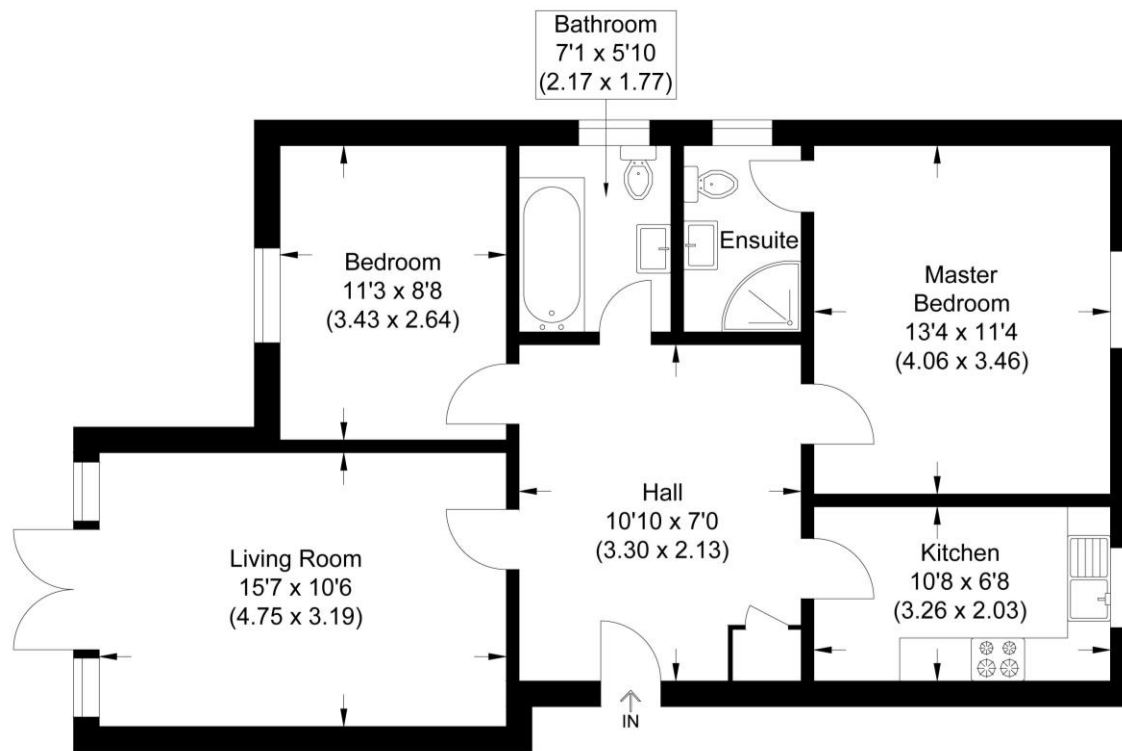


Illustration for identification purposes only, measurements are approximate, not to scale.





**EPC: B**

**COUNCIL TAX BAND: C**

**TENURE: LEASEHOLD**

For more information on this apartment or to arrange a viewing please call the office on:

**01635 523777**

Alternatively, visit our website below to view all of the details of this property online.

**[www.downer.co.uk](http://www.downer.co.uk)**

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#### **Important Notice**

#### **PROPERTY MISDESCRIPTIONS ACT 1991**

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.