



DOWNER & CO

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Flat 12 April Seventh
63 Home Straight
Newbury RG14 7LZ

£300,000



HOME STRAIGHT

Immaculate Two Double Bedroom, Two Bathroom Top Floor Apartment

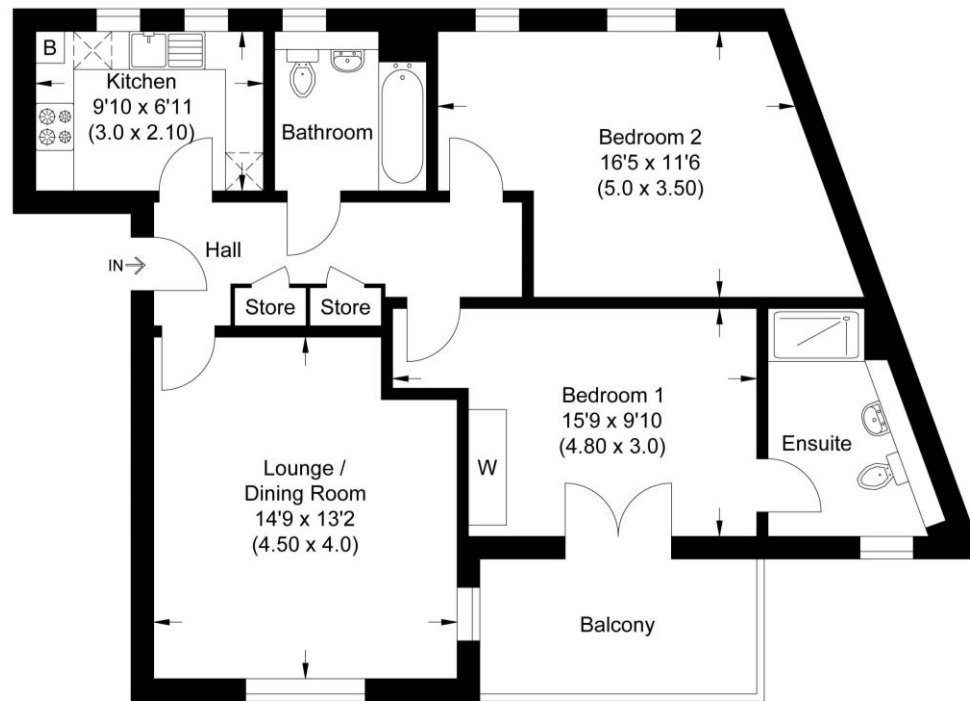
Features.

- Two double bedrooms
- Top floor
- Immaculately presented
- Master with en-suite shower room
- Kitchen with fitted appliances
- Balcony with partial racecourse views
- Two allocated off-road parking spaces
- Lengthy lease remaining
- NHBC guarantee, Gas central heating
- Block charge – October 2024-September 2025: £1,545.46.
- Estate charge: - October 2024-September 2025: £172.53.





Approximate Gross Internal Area
72.66 sq m / 782.10 sq ft



Ground Floor

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

Description.

Immaculate and spacious two double bedroom, two bathroom top floor apartment, situated on the racecourse development with partial racecourse views and within walking distance of the town centre/railway station.

The accommodation comprises security entry system, communal hall, own entrance, hall with two storage cupboards, separate kitchen with built-in appliances, living/dining room, master bedroom with french doors opening to the balcony with racecourse views, generous en-suite shower room, further double bedroom and bathroom. Benefits include two allocated off-road parking spaces, NHBC guarantee, lengthy lease of 995 years remaining, bin/bike store and gas central heating. Viewings highly recommended.

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.



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.

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

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