



Carcaixent Square

Cricketts



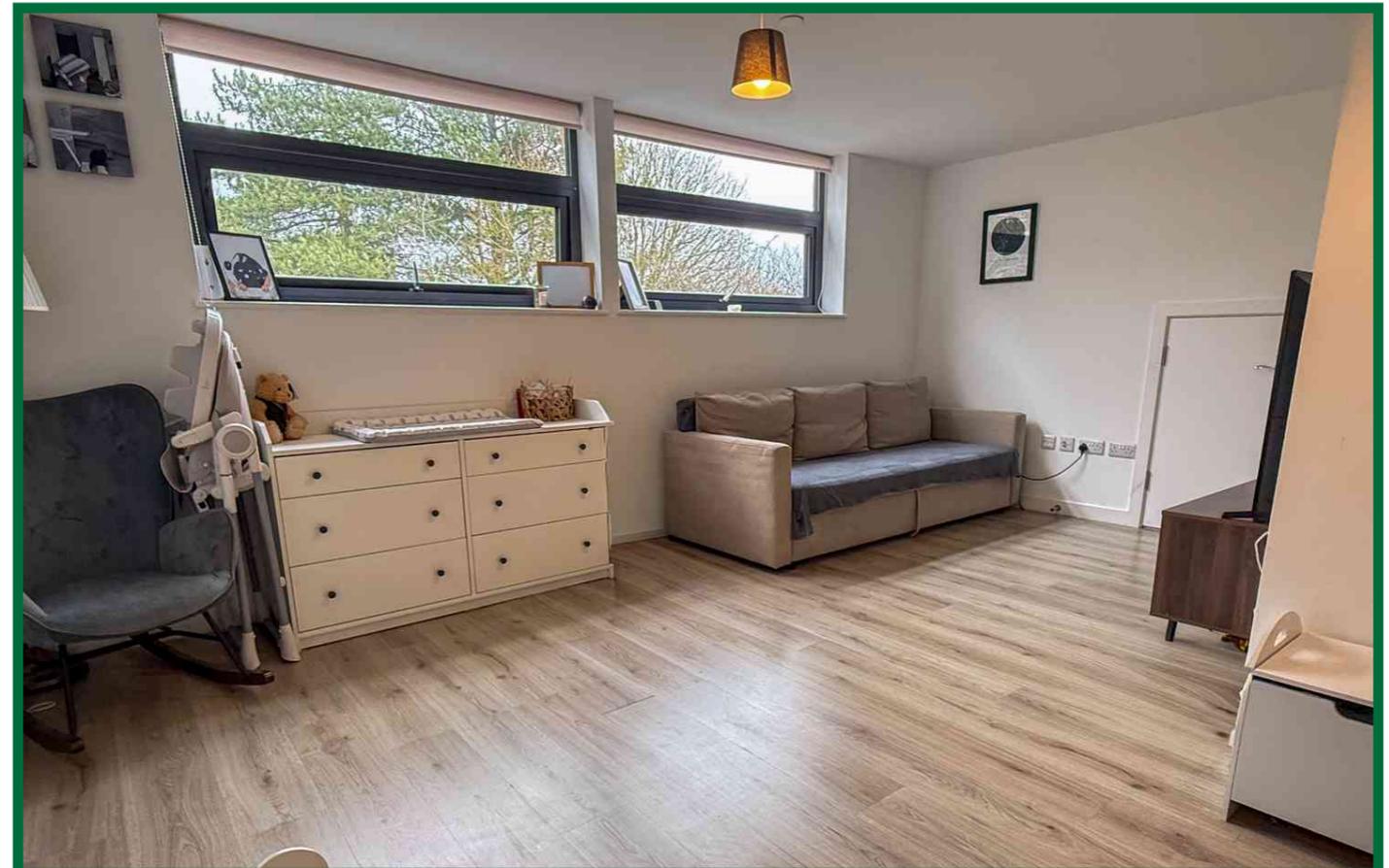
- One bedroom top floor apartment
- Open plan living
- Walking distance to local amenities
- One allocated parking space plus additional visitors parking
- Additional bonus rooms
- 119 years remaining on the lease
- £230 per month maintenance charge and ground rent

An amazing top floor apartment situated on the fringe of Newbury town which is walking distance to the town centre, the railway station, B.P. garage with Marks & Spencer's, Tesco metro and Lidl's.

TO APPRECIATE THE SPACE AND THE QUIRKINESS AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

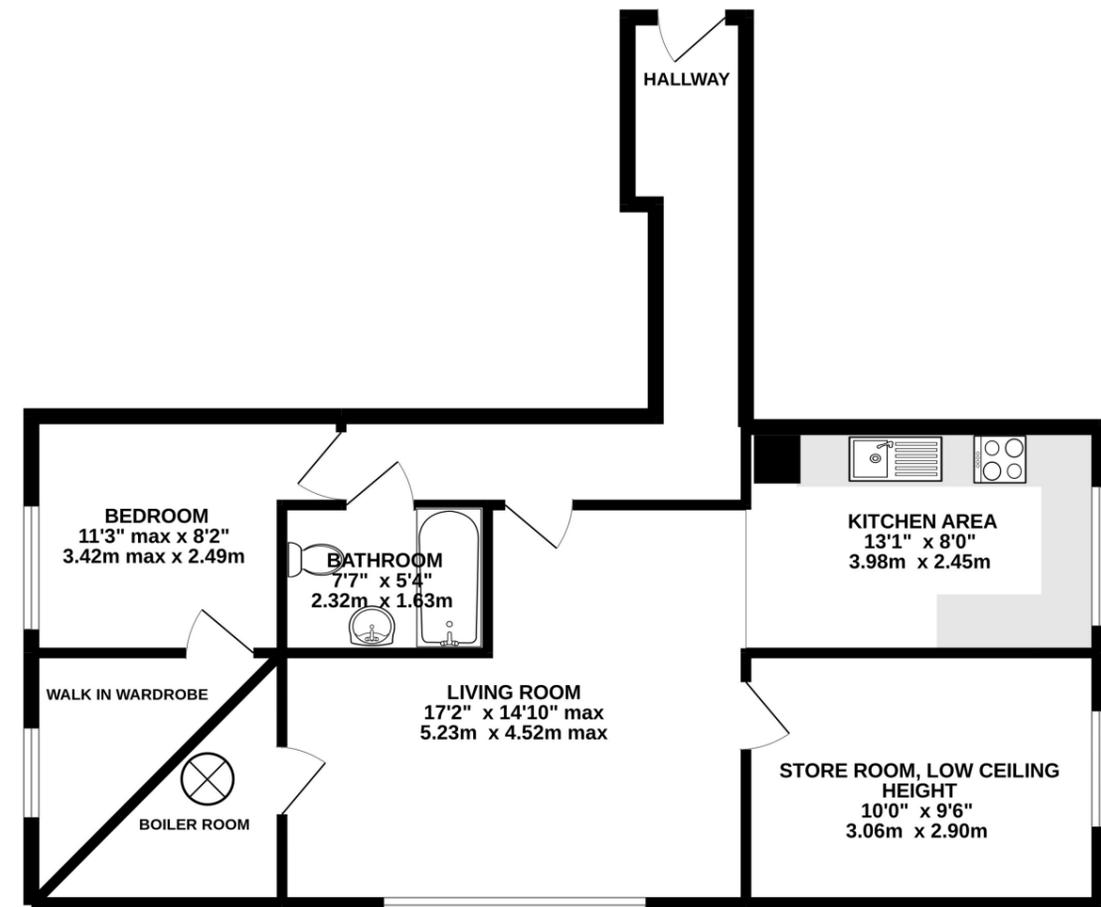
The property has been architecturally designed and was built by Stone Gate Developers two years ago using top quality fixtures and fittings in the kitchen and the bathroom

The accommodation is very light and airy and comprises- communal entrance with security intercom system and stairs rising to the upper floors. L-shaped hallway, open plan lounge/dining room to the kitchen, off the kitchen there is another quirky storage room and large cupboard with the water tank, bedroom with a walk-in wardrobe and a bathroom. There is one allocated parking space and ample visitors parking. There is a 24hr security system in place which makes the property very secure.





LIVING SPACE
764 sq.ft. (71.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- **Electricity:** Mains Supply.
- **Heating:** Electric.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** D

TOTAL FLOOR AREA : 764 sq.ft. (71.0 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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