

£220,000 Leasehold

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



- Second Floor
- Semi-Open-Plan Kitchen/Reception Room
- Rear Facing Balcony
- Parking Space
- Approx. 684 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- Communal Garden
- Town Centre Within Easy Reach

GENERAL DESCRIPTION

A top-floor, two-bedroom flat in a modern development in semi-rural West Berkshire. The countryside surrounding Newbury is part of the North Wessex Downs area of outstanding natural beauty and is criss-crossed by the picturesque rivers Lambourn and Kennet. The region is also known for its top-class racecourse. The centre of Newbury has a shopping district with a healthy mix of well-known names and local independents and can be reached via bus or short bike ride. This property available features a reception room with semi-open-plan kitchen and access to a balcony overlooking the communal garden. The bedrooms are both good-sized doubles and the bathroom has been upgraded by the current owner to feature marble-style panelling and improved fittings including a large, overhead shower. Well insulated walls and roof, double glazing and gas central heating make for a very good energy-efficiency rating. The flat comes with use of a parking space.

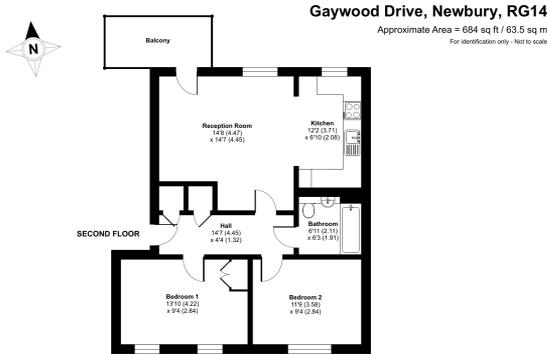
Tenure: Leasehold (125 years from 15/12/2006).

Service Charge: £182.18 per month (subject to annual review).

Council Tax: Band C, West Berkshire Council.

Please Note: This property is currently part-owned by A2Dominion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



Plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2023. Produced by Urban Moves. REF: 130319

DIMENSIONS

SECOND FLOOR

Entrance Hallway
14' 7" x 4' 4" (4.45m x 1.32m)

Reception Room
14' 8" x 14' 7" (4.47m x 4.45m)

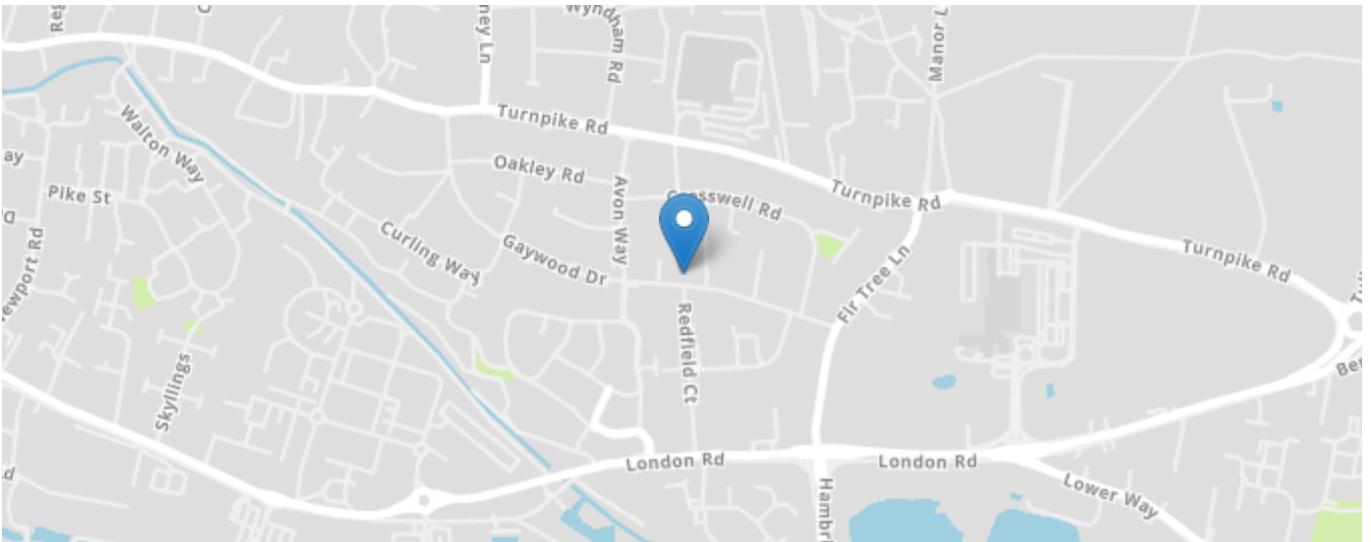
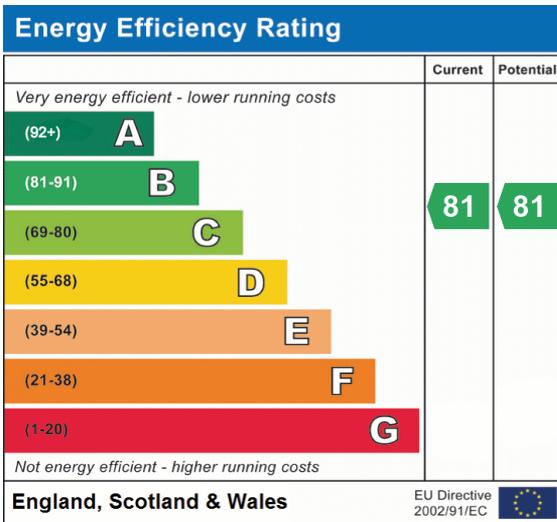
Balcony

Kitchen
12' 2" x 6' 10" (3.71m x 2.08m)

Bedroom 1
13' 10" x 9' 4" (4.22m x 2.84m)

Bedroom 2
11' 9" x 9' 4" (3.58m x 2.84m)

Bathroom
6' 11" max. x 6' 3" max. (2.11m x 1.91m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.