



Park Street

Cricketts

Park Street, Newbury, RG14 1EA

£200,000



#### DESCRIPTION

A smartly presented GROUND FLOOR apartment conveniently located in the heart of Newbury town centre with the bonus of allocated parking.

This apartment needs to be viewed internally to appreciate the space and contemporary style.

The accommodation comprises: a well kept communal lobby, entrance hallway with security intercom, open plan lounge with space for a breakfast table and desk, fitted kitchen with integrated appliances, double bedroom and smartly presented bathroom.

- 🏠 TOWN CENTRE LOCATION
- 🏠 Well kept communal entrance
- 🏠 Entrance hall with security video intercom
- 🏠 Open plan lounge
- 🏠 Fully fitted kitchen
- 🏠 Double bedroom
- 🏠 Bathroom
- 🏠 Allocated parking space & bike shed
- 🏠 Walking distance to Newbury train and bus station
- 🏠 Well presented throughout
- 🏠 £200 per annum ground rent
- 🏠 Approx £84 per month maintenance charge
- 🏠 122 years remaining on the lease
- 🏠 Council tax band B

## Directions

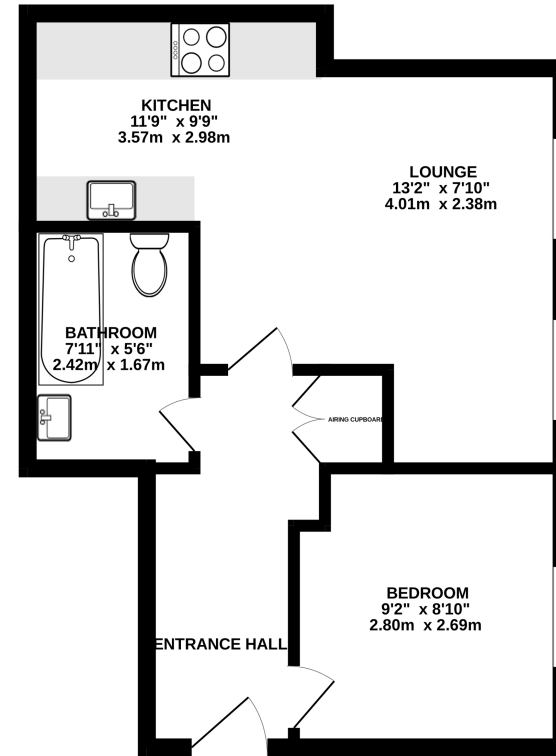
From the offices of Cricketts Estate Agents turn left down The Broadway and take the first left into Park Street. The Pentangle will be found further down the road on your left hand side.

## Local Information

There are many more things to see, do and explore in and around Newbury, from the 800 year old street market which is held twice a week in the centre of the town, a farmers' market on the first and third Sunday and an Artisan market on the last Sunday of every month. There are a variety of independent shops as well as larger department stores. Entertainment is well catered for with a theatre offering a variety of different shows for all ages, a 7 screen Vue cinema and an independent cinema. There is a wide choice of places to eat and drink including well known bars and chain restaurants to family run restaurants and cafés plus a good range of public houses located in the heart of the town and the surrounding villages. Newbury also has a good choice of health and sports clubs and several popular golf courses.

There are many areas of natural outstanding beauty perfect for leisurely walks and dog walking such as Snelsmore Common, Donnington Castle and the famous Greenham Common. Newbury has fantastic communication links. Reading, Oxford and Basingstoke are within a comfortable distance and there is a mainline train station with frequent intercity trains to Reading and London Paddington. The M4 (junction 13) lies North of Newbury approximately 4 miles from the town centre.

GROUND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 374 sq.ft. (34.8 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: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



14 The Broadway Newbury Berkshire RG14 1BA

sales@cricketts.co.uk www.cricketts.co.uk T: 01635 43333

Registered in England

Registration No. 04637744

Vat No. 811609452

