



Old College Road

Cricketts

Old College Road, Newbury, RG14 1TD

£235,000



DESCRIPTION

An immaculate two double bedroom ground floor apartment situated in the popular College Road development within walking distance to Waitrose and the town centre.

INTERNAL VIEWING HIGHLY RECOMMENDED - NO ONWARD CHAIN.

The property has been very well maintained over the years and offers very light and airy accommodation comprising:- Communal entrance with security intercom system, hallway, good size lounge with French doors onto a balcony, fitted kitchen, Master bedroom with built in wardrobes and ensuite shower room, second double bedroom with wardrobes and bathroom.

Allocated parking and very well maintained communal gardens.

- 🏠 Ground floor apartment
- 🏠 Well kept communal entrance
- 🏠 Security intercom
- 🏠 Spacious lounge
- 🏠 Separate kitchen
- 🏠 Two double bedrooms
- 🏠 Two bathrooms
- 🏠 Communal gardens
- 🏠 Allocated parking
- 🏠 Double glazing throughout
- 🏠 Approx 104 years remaining on the lease
- 🏠 £125 per annum ground rent
- 🏠 £147.50 per month maintenance charge

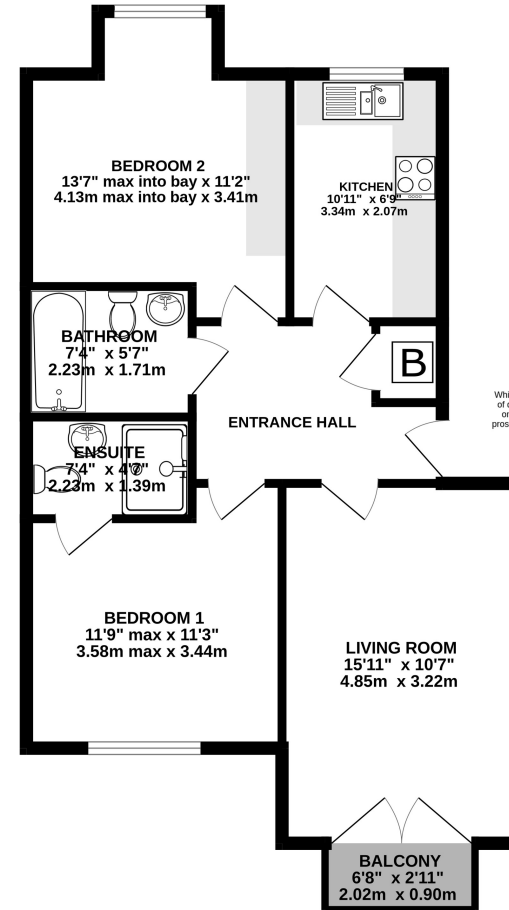
Directions

Proceed along Oxford Road and at the Waitrose roundabout take the third exit remaining on the Oxford Road. Take the first right into Old College Road and continue past the band stand to the T junction. Turn right and then left into Smeaton Court car park and follow the signs for Brindley Court and the property will be found in the block to the far right.

Local Information

Newbury offers the best of town and country living; being the principal town of West Berkshire, Newbury is a lively market town sitting astride the Kennet and Avon Canal. From Watership Down in the south and the Ridgeway in the North, Newbury is in an area of outstanding natural beauty and enjoys a rich heritage as well as having an excellent range of facilities including the famous Newbury Racecourse and excellent Park Way shopping centre. 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. 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
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



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