

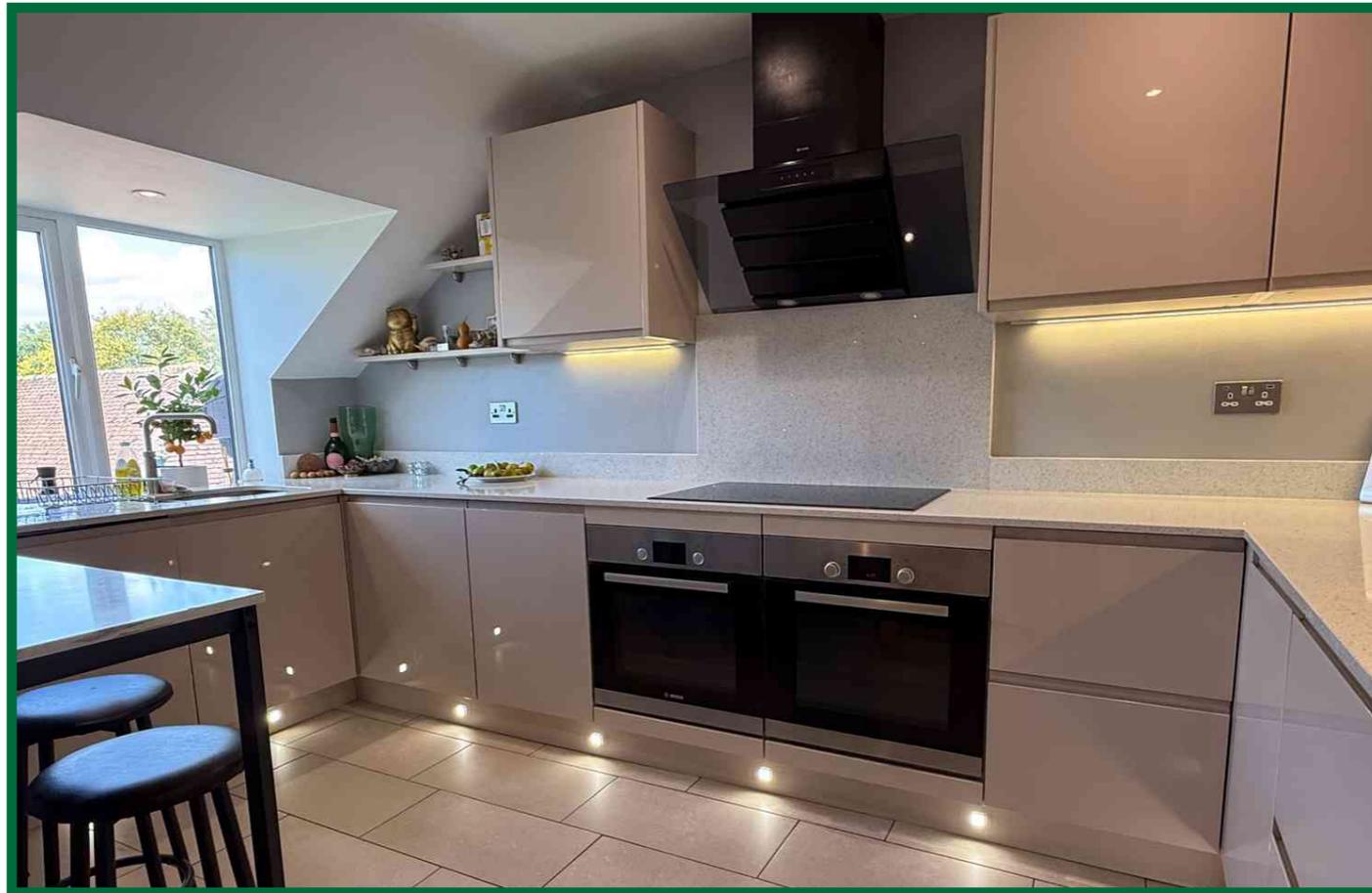


Old Mill

Cricketts

4 Old Mill, Church Road, Shaw, NEWBURY, Berkshire. RG14 2DJ.

£325,000 Share of Freehold



- Two bedroom top floor apartment
- Beautiful views over the river Lambourn
- Share of the freehold
- Walking distance to Newbury town centre and railway station
- Newly fitted Optiplan kitchen
- Newly fitted shower room
- 988 years remaining on the lease

Rarely available to the market this exquisite top floor converted mill with amazing views down the River Lambourn situated in a residential location in the popular area of Shaw which is 'The Jewel in the Crown'. Walking distance to Vodafone Headquarters, Newbury town centre and the railway station.

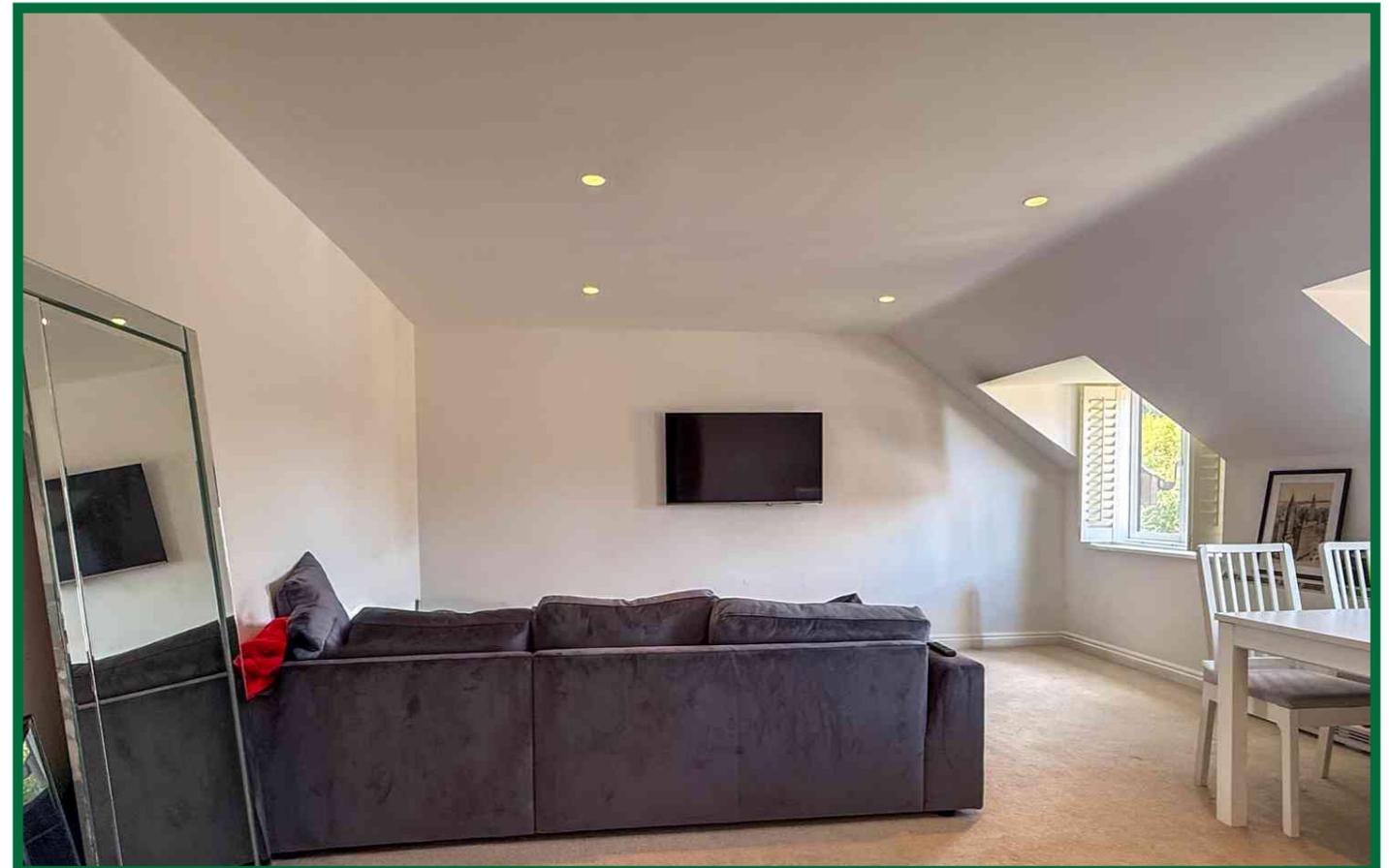
DON'T MISS OUT ON THIS GOLDEN OPPORTUNITY TO PURCHASE THIS WONDERFUL HOME WITH BEAUTIFUL VIEWS - AN EARLY VIEWING IS HIGHLY RECOMMENDED.

The property has been well maintained and re-configured over the recent years, the kitchen was re-fitted in 2018 with a range of kitchen furniture, quartz work surfaces and integrated appliances as well as a Quooker boiling tap and under floor heating. The shower room has also been refitted with a lovely walk-in-shower and under floor heating. There is also an air condition unit in the lounge and the master bedroom which are also heat exchangers.

The accommodation is very spacious and comprises:- Communal entrance hallway with stairs rising to the upper floors, entrance hallway with access to the loft which has been boarded and has a loft ladder, a large lounge with beautiful views down the River Lambourn, and two bedrooms and a shower room.

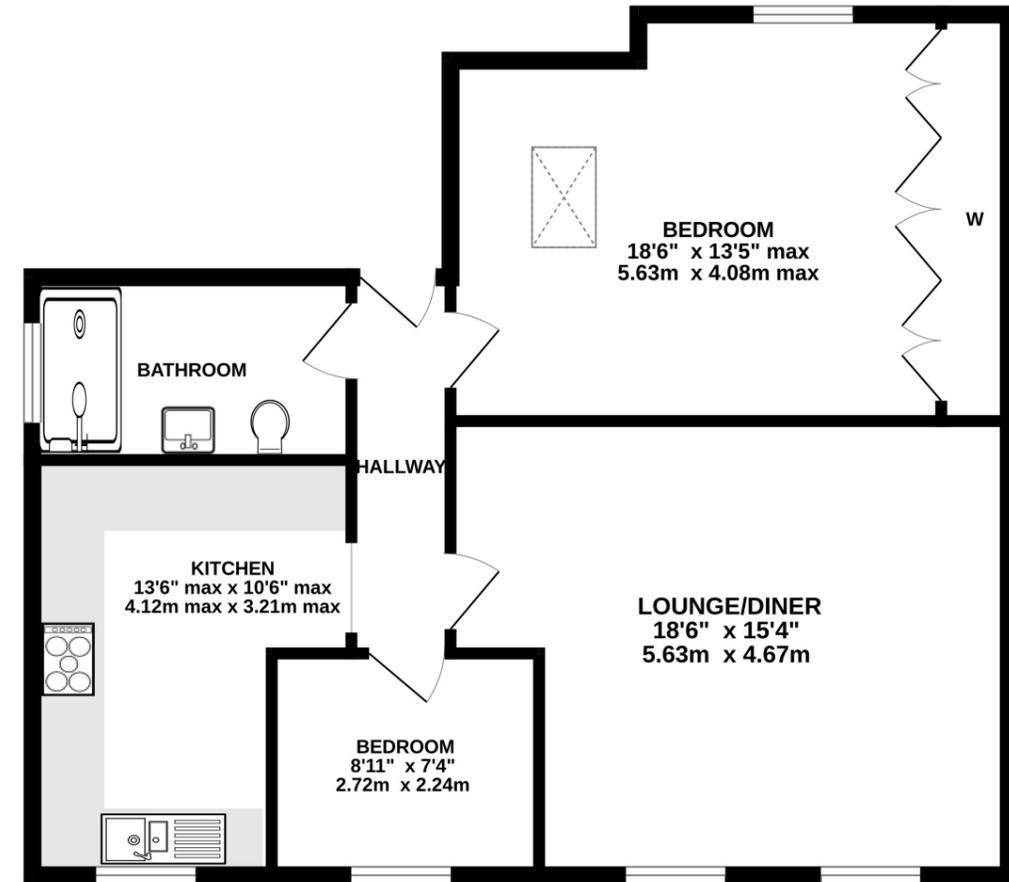
There are beautiful communal gardens on the river bank which are very well maintained. Mainly laid to lawn with a variety of shrubs, flowers, plants and a large communal patio where one can relax sitting on the river bank enjoying the wildlife.. Allocated parking.

There is a quarter share of the freehold with 988 years remaining on the lease.





GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

- **Electricity:** Mains Supply.
- **Heating:** Electric. Night Storage.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** C



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