



Market Street

Cricketts

Flat 32 Imperial Court, Market Street, Newbury, Berkshire. RG14 5LF.

£215,000 Leasehold



- Town centre location
- Set behind electric gate
- One allocated parking space
- Approx 975 years remaining on the lease
- £156.92 per month maintenance charge
- Integrated Washer/ dryer
- New boiler fitted in 2020
- New bathroom and flooring fitted 2020
- Double glazing throughout
- Gas fired central heating

A beautifully presented two double bedroom first floor executive apartment, ideally situated in the heart of Newbury town centre and within easy walking distance of the railway station. Accessed via secure electric gates leading to a private residents' car park, this attractive apartment offers both convenience and security.

The current owner has tastefully redecorated throughout in modern lifestyle colours, creating a light, stylish and airy living environment. Further improvements include a replacement boiler, a newly fitted walk-in corner shower cubicle and vanity unit within the spacious bathroom, along with new carpets and flooring in the hallway.

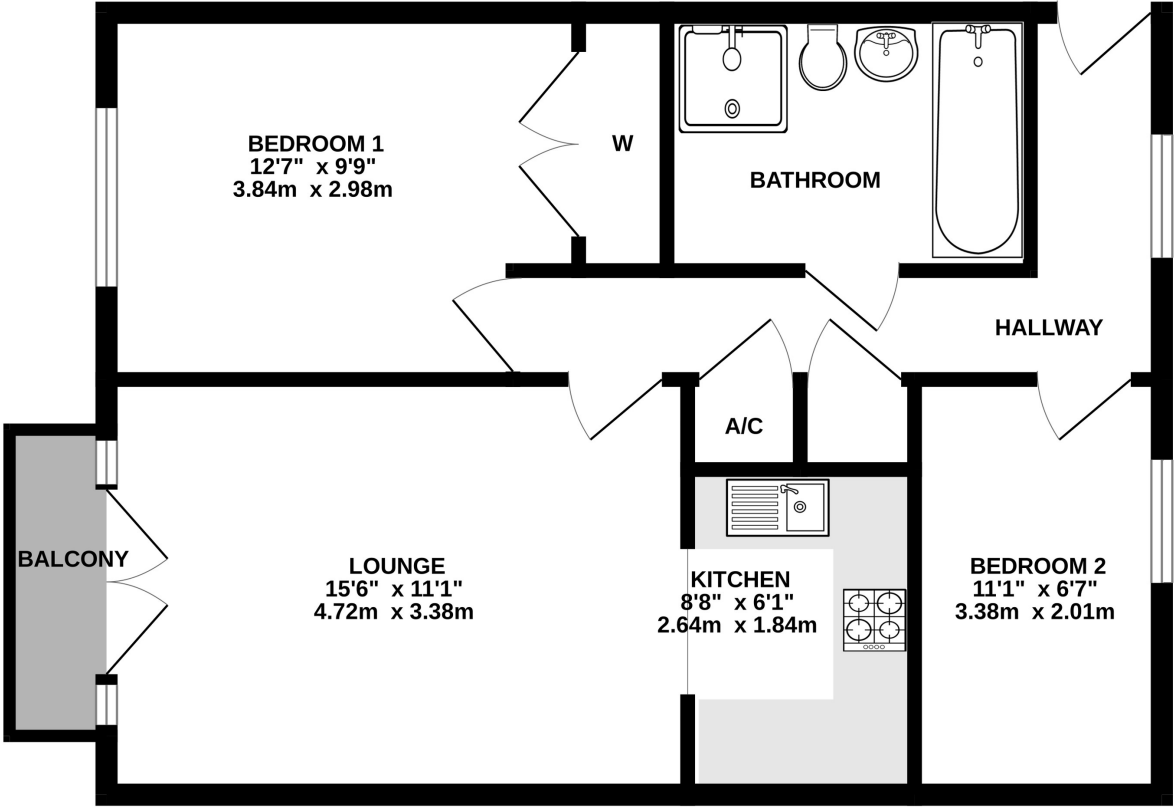
The accommodation comprises a communal entrance hallway with security intercom system and stairs rising to the first floor. The apartment itself offers a welcoming L-shaped entrance hall with two generous storage cupboards, one housing the gas boiler. The well-proportioned lounge features French doors opening onto a private balcony, providing a pleasant outdoor seating space. There are two good-sized double bedrooms, with the main bedroom benefiting from a built-in double wardrobe, and a contemporary bathroom with a separate corner walk-in shower and a bath.

Externally, the property benefits from one allocated parking space. Newbury offers an excellent selection of restaurants, wine bars and coffee shops, together with a wide range of retail outlets, all just a short walk from the property. This superb apartment would make an ideal home for professionals, first time buyers, downsizers or investors alike.





GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	80
(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

- **Electricity:** Mains Supply.
- **Heating:** Gas Central.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** C

TOTAL FLOOR AREA : 587 sq.ft. (54.5 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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