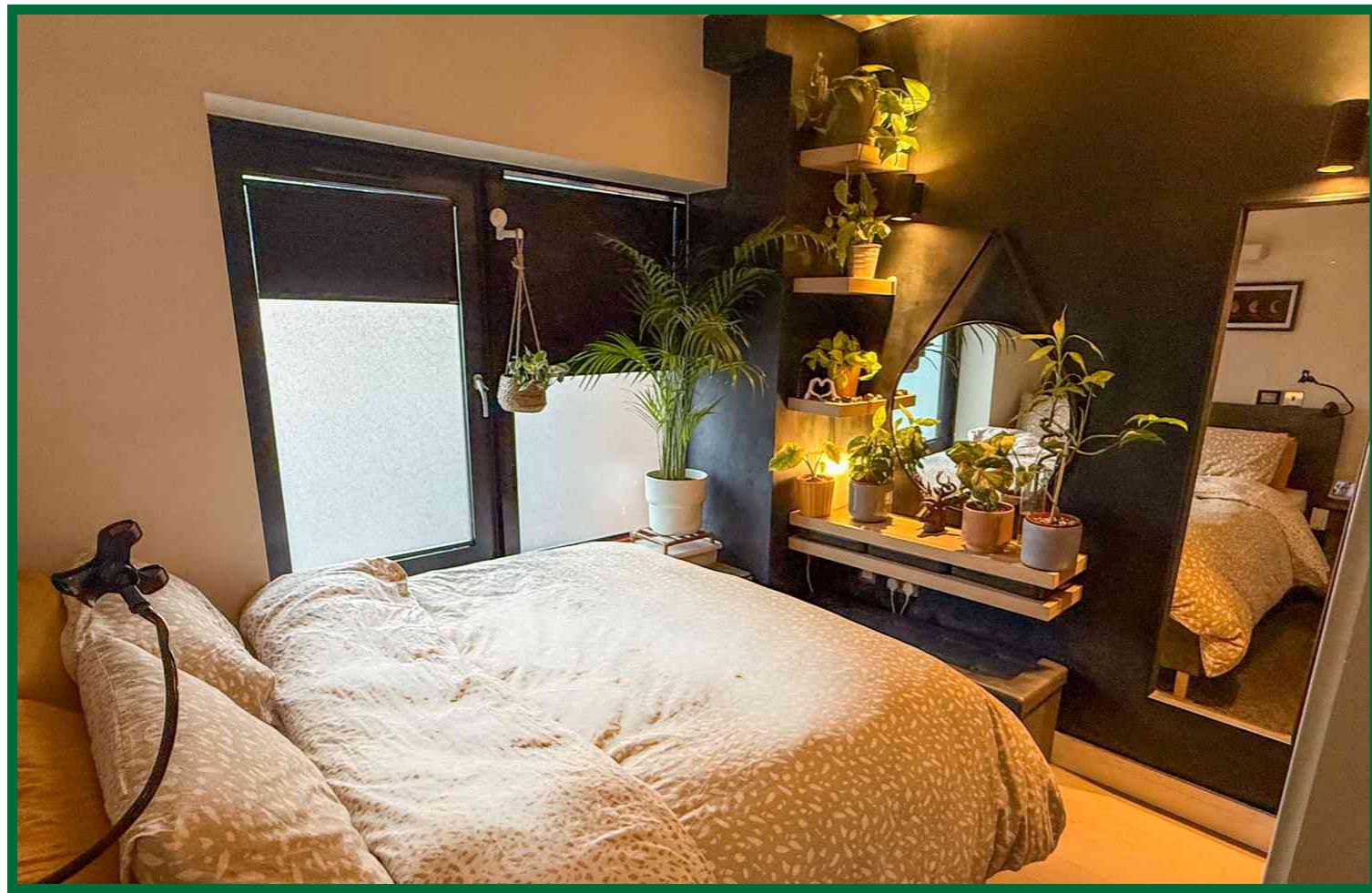




Overbridge Square

Cricketts

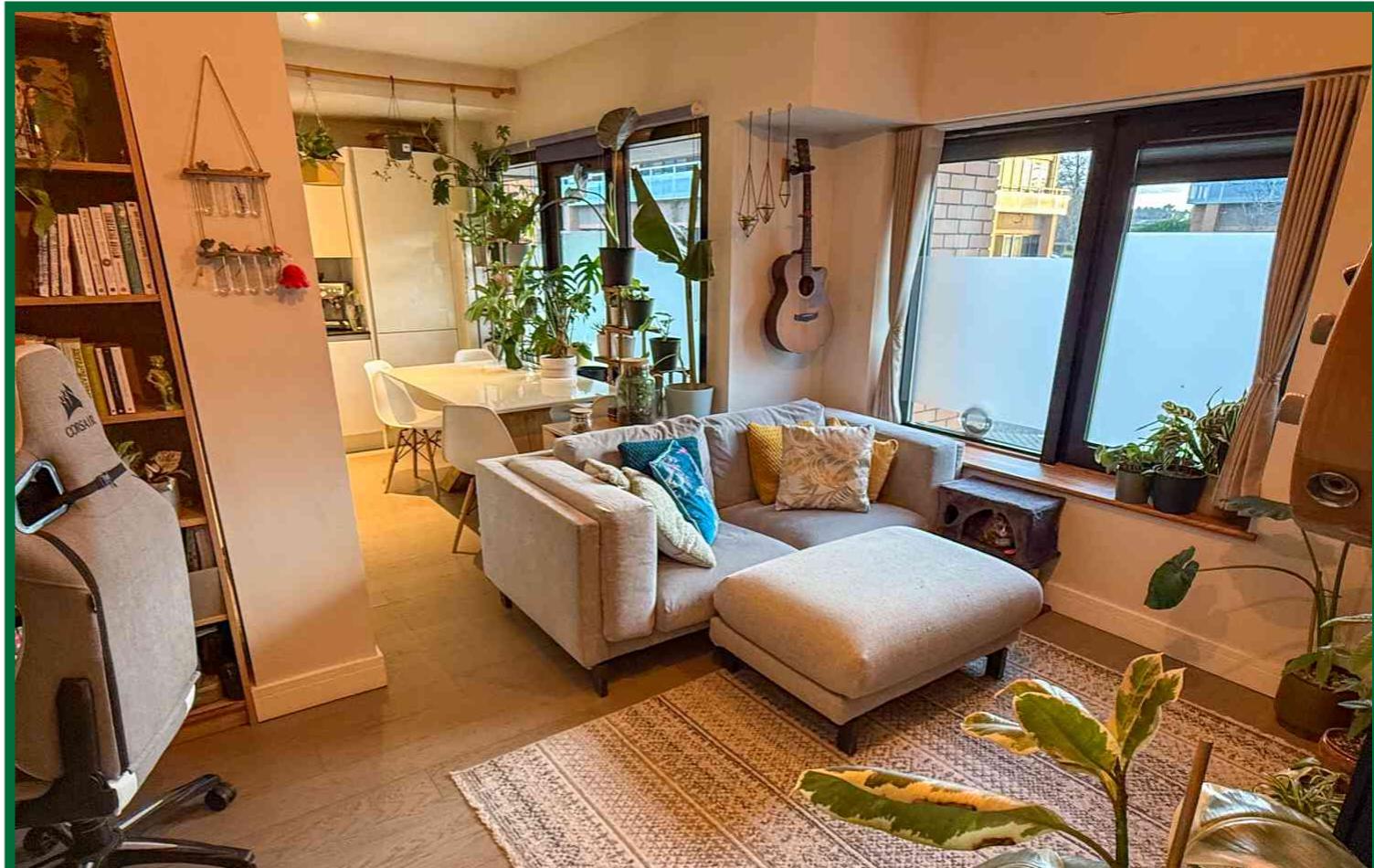


- Ground floor apartment
- Kitchen Diner
- Allocated parking
- 117 years on the lease
- Close to amenities like Newbury racecourse Nuffield heath gym and local supermarkets
- Large utility Cupboard
- Luxurious bathroom
- Modern fitted kitchen

Designed for modern living, the property offers a unique layout and contemporary finish, making it an ideal choice for first-time buyers, professionals, or investors seeking a well-connected home. Situated close to Newbury Racecourse and the scenic Kennet & Avon Canal, this apartment provides easy access to beautiful walks and vibrant local amenities.

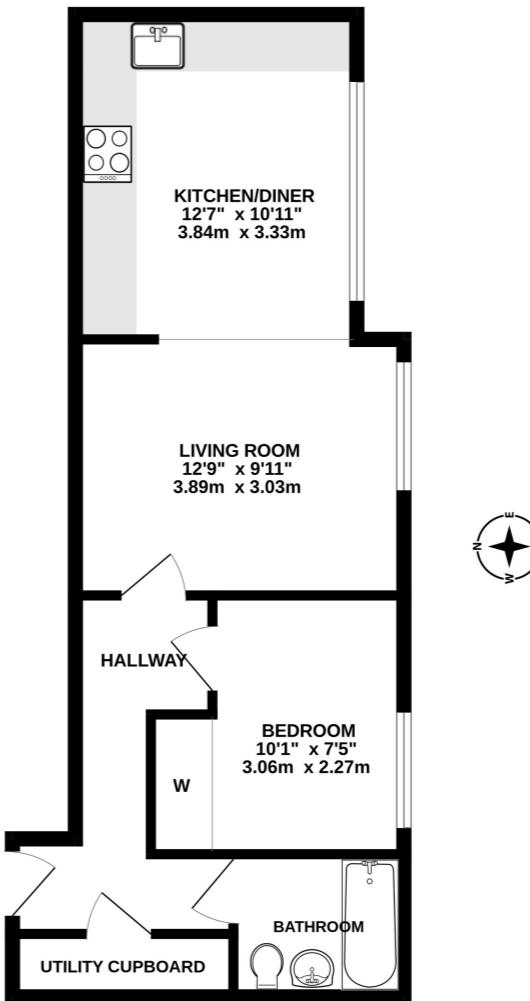
The town centre, shops, restaurants, and excellent transport links, including Newbury Station, are all within easy reach. Secure Parking and Gated Community Enjoy peace of mind with allocated parking in a secure gated car park, plus the convenience of ground floor living.

This property combines character and practicality in a sought-after location, offering a fantastic opportunity for those looking for comfort, style, and accessibility.





GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(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:** Electric. Under Floor.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** B

TOTAL FLOOR AREA : 478 sq.ft. (44.4 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.
Made with Metropix 62026

ABOUT US: We are a well-established, independent and highly-regarded, family run estate agency based in Newbury. Offering a bespoke service to suit your individual needs, we get results.



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