

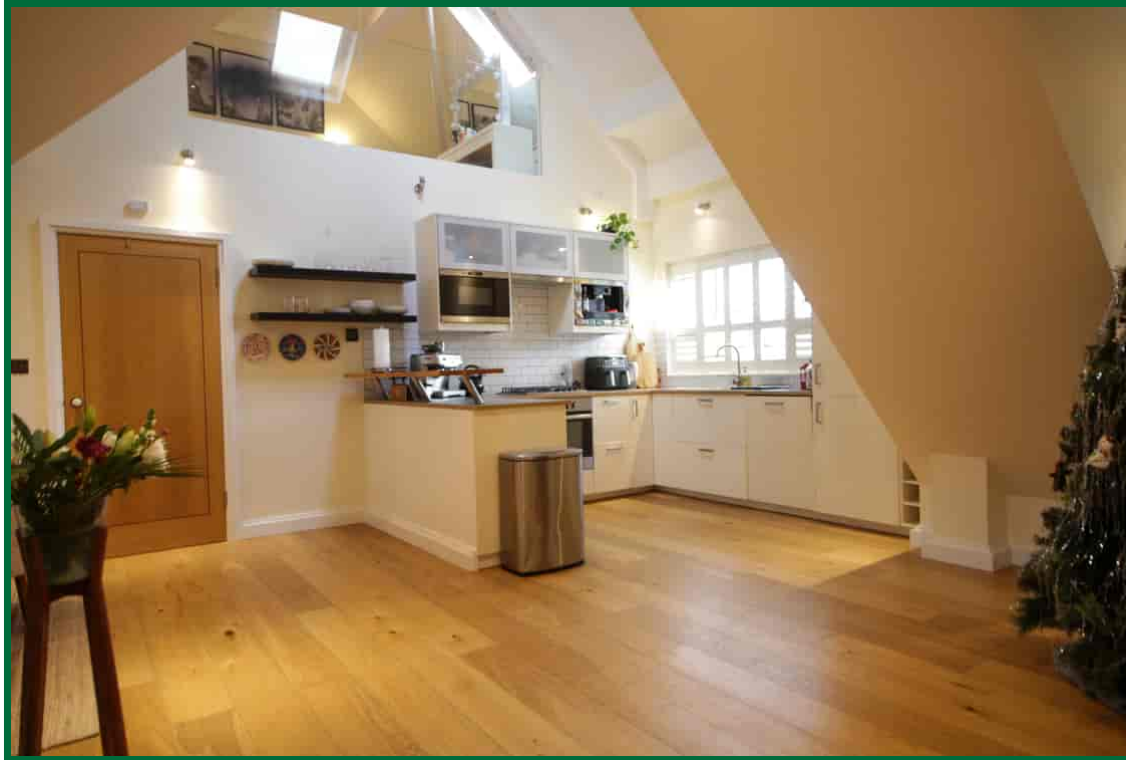


Carnegie Road

Cricketts

Carnegie Road, Newbury, RG14 5DJ

£350,000



- 🏠 TOWN CENTRE LOCATION
- 🏠 Communal entrance
- 🏠 Hall
- 🏠 Large open plan kitchen/ sitting/ dining room
- 🏠 Lots of natural light
- 🏠 Master bedroom with en suite shower room and large wardrobe
- 🏠 Second double bedroom
- 🏠 Spacious bathroom
- 🏠 One allocated parking space
- 🏠 £200 per annum ground rent
- 🏠 Approx £120.62 per month maintenance charge
- 🏠 Approx 116 years remaining on the lease

#### DESCRIPTION

An executive type two bedroom top floor apartment situated on the edge of Newbury town centre within walking distance of the railway and the town centre.

TO APPRECIATE THE SPACE AND THE AMBIENCE - AN INTERNAL VIEWING IS HIGHLY RECOMMENDED - NO ONWARD CHAIN.

The property is very quirky and has been decorated through in a contemporary style giving a very light and airy feel. It was converted in 2014 to a very high standard using top quality fixtures and fittings. The apartment has been very well maintained by it's current owners and is presented for sale in good order throughout.

The accommodation comprises:- communal entrance, personal utility cupboard, hallway, open plan kitchen/dining room/lounge the kitchen area is fitted with a range of kitchen furniture and integrated appliances with extensive granite work surfaces, mezzanine master bedroom over looking the lounge with en suite, a second double bedroom and a good size bathroom. One car parking space.

The property has been rented for the past 9 years and the landlords have gained a very good rental yield over that period.  
EXCELLENT FOR INVESTMENT.

## Directions

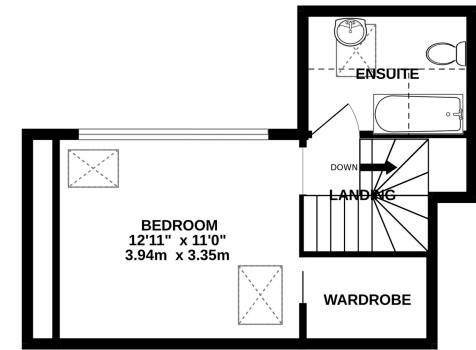
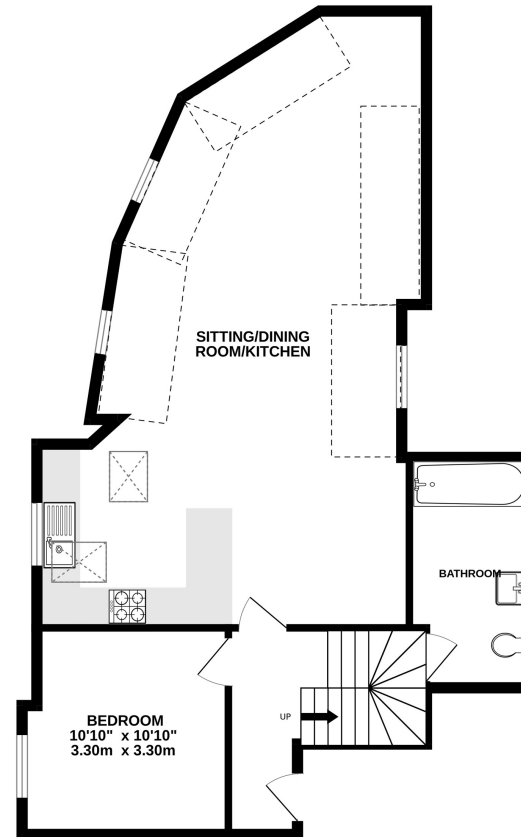
Proceed south out of Newbury on the A339 heading South passing Sainsbury's, take the right hand filter sign posted for the railway station. Turn Right at the traffic lights into Cheap Street and first right into Carnegie Road and take the first right hand turning in to the gates and Sundial House will be the block found directly in front of you.

## 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  
777 sq.ft. (72.2 sq.m.) approx.

1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	78
(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	



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