



Park Street

Cricketts

Park Street, Newbury, RG14 1EA

£160,000



DESCRIPTION

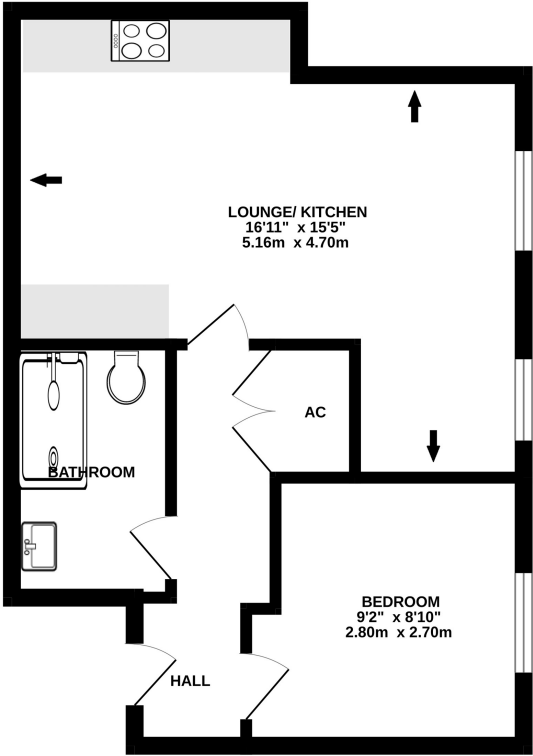
Situated in the heart of Newbury town centre, we are delighted to offer for sale this stunning one bedroom first floor apartment.

The property has been extremely well maintained by it's current owner is is ready to move in. The property benefits from designated parking, upvc double glazing throughout, fitted appliances in the kitchen, open plan living and a long lease of 119 years.

Internal viewing highly recommended. Vendors purchase is the end of chain.

- 🏠 Communal entrance hall with security intercom
- 🏠 Stairs rising to the first floor
- 🏠 Entrance hall with large cupboard
- 🏠 Double bedroom
- 🏠 Open plan lounge/ kitchen with built in appliances
- 🏠 Shower room
- 🏠 One allocated parking space
- 🏠 119 years remaining in the lease
- 🏠 Approx £175 per annum ground rent
- 🏠 Approx £140 per month maintenance charge
- 🏠 Council tax band B
- 🏠 Built in 2020
- 🏠 Electric heating

GROUND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	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		

TOTAL FLOOR AREA : 375 sq.ft. (34.9 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 C2025

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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