



DOWNER & CO

TRUSTED SINCE 1988

Flat 11, Grove Court, Newtown Road,  
Newbury RG14 7BD  
Price: £210,000

## Features.

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## NO ONWARD CHAIN

## Description.

Brilliantly located within an easy walk of the town centre and mainline rail station to London Paddington is this smart, spacious two double bedroom first floor flat. The well presented property is part of a small block of flats and is well maintained throughout.

The accommodation consists of communal security entry system, stairs to first floor, through personal front door to hall, kitchen, open plan living/dining room with west-facing Juliet balcony, master bedroom with en-suite, further double bedroom and family bathroom. Benefits include upvc double glazing, gas-fired central heating and allocated parking.

### Lease details & outgoings:

Lease has 100 years remaining (ends 24/6/2125)  
Ground Rent: £124 per annum  
Service Charge is £1,584 per annum



**Location.**

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. Newbury also has a mainline train station with services direct to Reading and London Paddington.





Approximate Gross Internal Area  
68.36 sq m / 735.82 sq ft

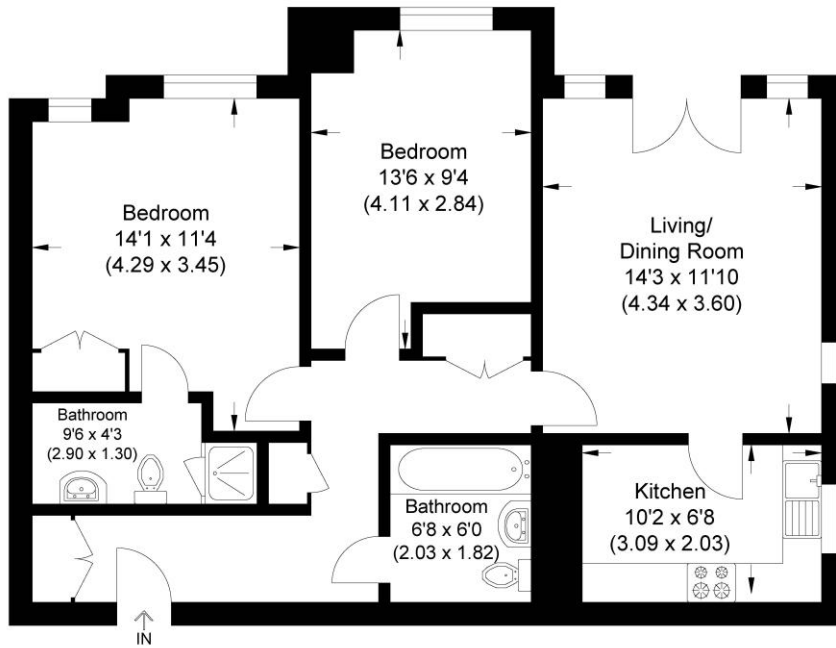
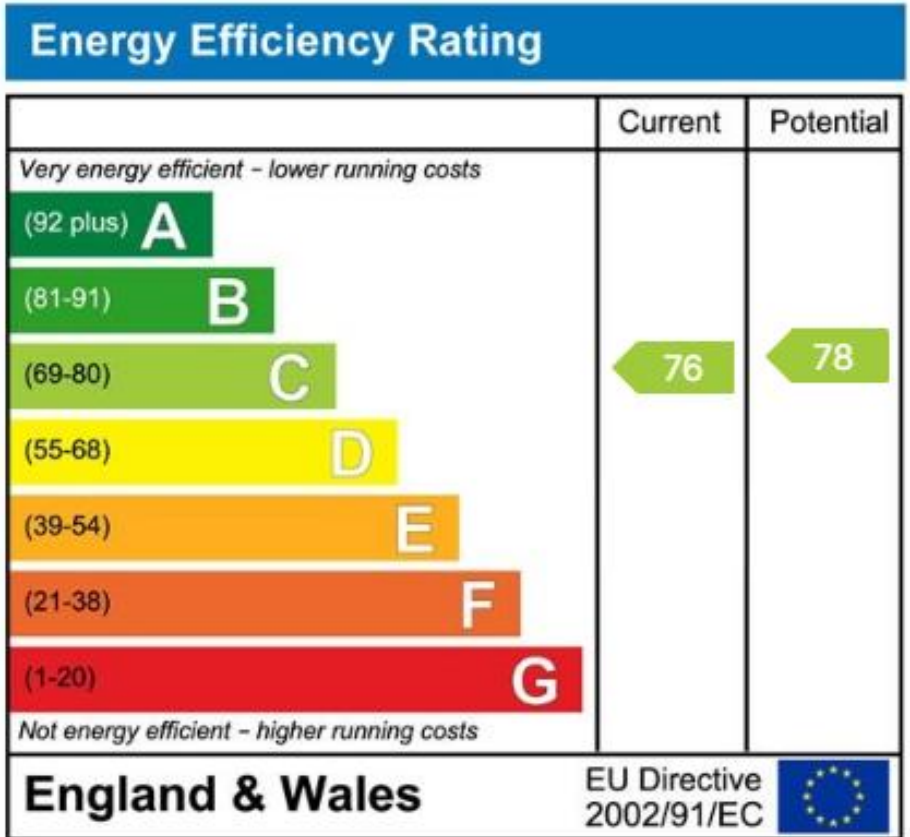


Illustration for identification purposes only, measurements are approximate, not to scale.



#### Important Notice

#### PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

**EPC: C**

**COUNCIL TAX BAND: C**  
**2025/2026: £2,156.19.**

**TENURE: LEASEHOLD**

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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