



DOWNER & CO

TRUSTED SINCE 1988

Flat 6, Castle House, Old Bath Road,
Newbury RG14 1QL
Price: £450,000

Features.

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-  2
-  1

Description.

NEW 999 YEAR LEASE TO BE GRANTED ON COMPLETION OF SALE. A grand Grade II Listed two double bedroom ground floor apartment with own private patio as well as access to shared courtyard, full of character and forming part of a complex of period buildings dating back to 1757. This iconic building is set back from the road, is in a peaceful location and is within walking distance of the town centre with Goldwell Park and Speen Moors nearby.

The spacious accommodation has high ceilings throughout and consists of grand communal entrance, own front door to hall, smart kitchen with breakfast bar, large living/dining room with dual aspect windows and french doors to patio, master bedroom with bay window, second double bedroom and family bathroom. Benefits include gas-fired central heating, cellar, understairs storage and allocated parking.



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. There is a major rail station with direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.

Share of Freehold – No ground rent.

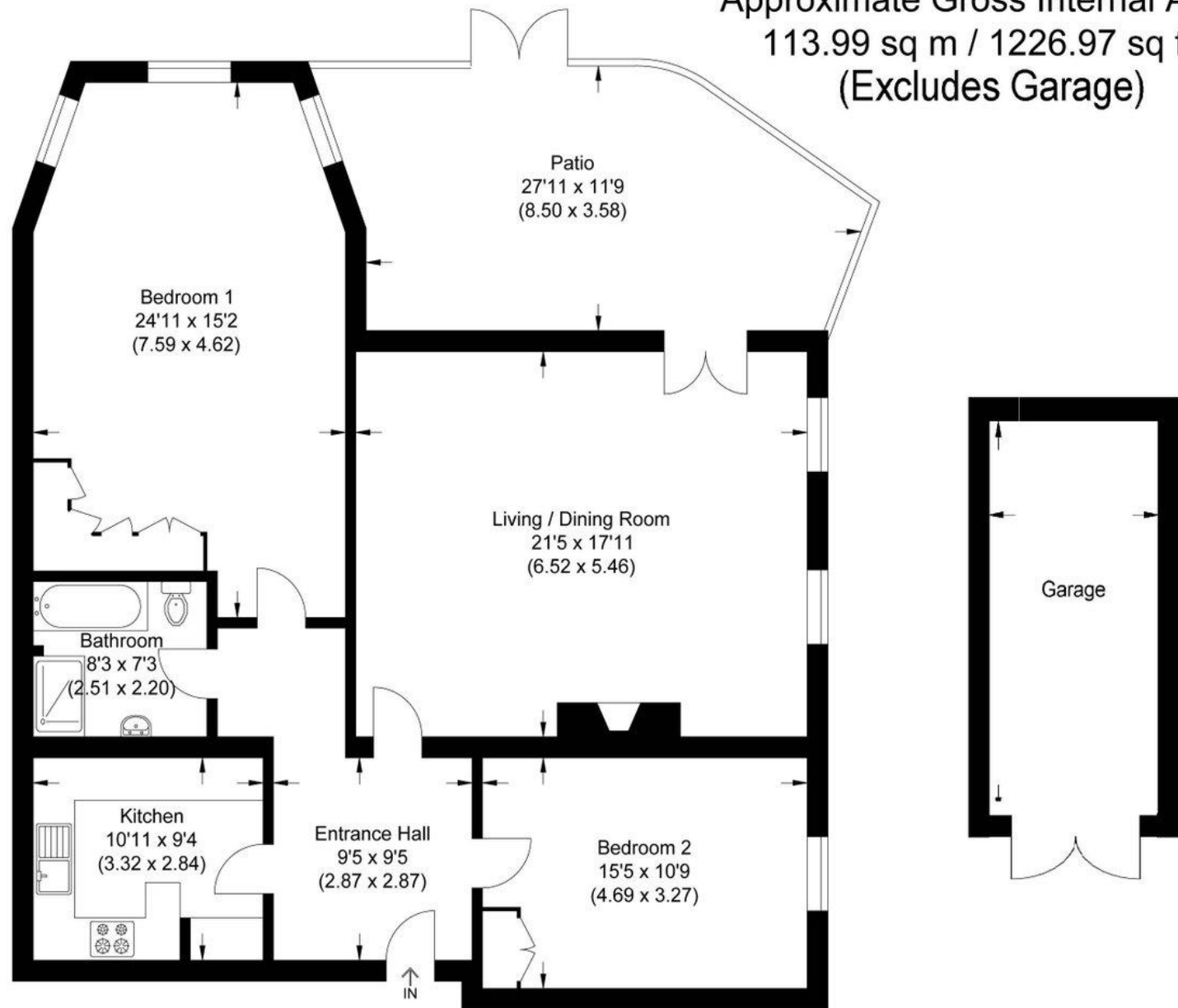
Service Charge: £2,700 per annum.

Ground Rent: Peppercorn



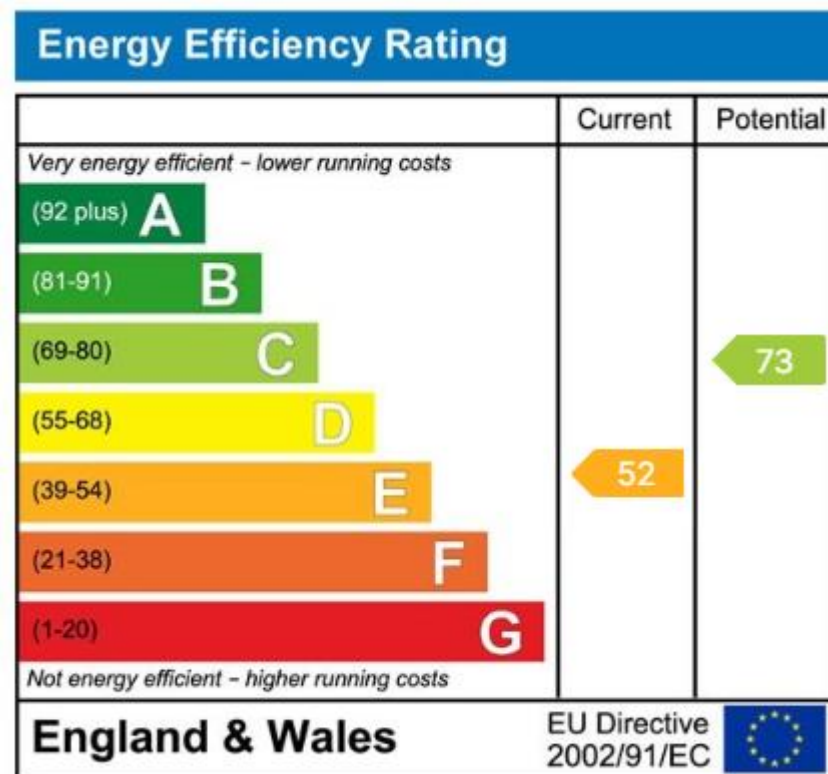


Approximate Gross Internal Area
113.99 sq m / 1226.97 sq ft
(Excludes Garage)



Ground Floor

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: E - GRADE II LISTED

COUNCIL TAX BAND: C
2026/2027: £2,268.74.

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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