



DOWNER & CO

TRUSTED SINCE 1988

Flat 29, Mallard Court, West Mills,
Newbury RG14 5HL
Price: £249,000

Features.

-  1
-  2
-  1

NO ONWARD CHAIN

Description.

A superbly presented and updated two double bedroom first floor apartment with views over the communal garden and allotments. This lovely light and airy apartment enjoys a southerly aspect and is located next to the canal and within a short level walk of Newbury town centre. Mallard Court is a well maintained and comfortable over 55's development with House Manager.

The accommodation consists of communal security entry system, personal front door to hall, storage/airing cupboard, two double bedrooms, spacious living/dining room with dual aspect views, smart re-fitted kitchen and shower room. Other benefits include upvc double glazing, electric heating, emergency alarms throughout, communal lounge and laundry room. Outside there are beautifully kept communal gardens and parking for residents and guests.



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 links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.

Lease details & outgoings:

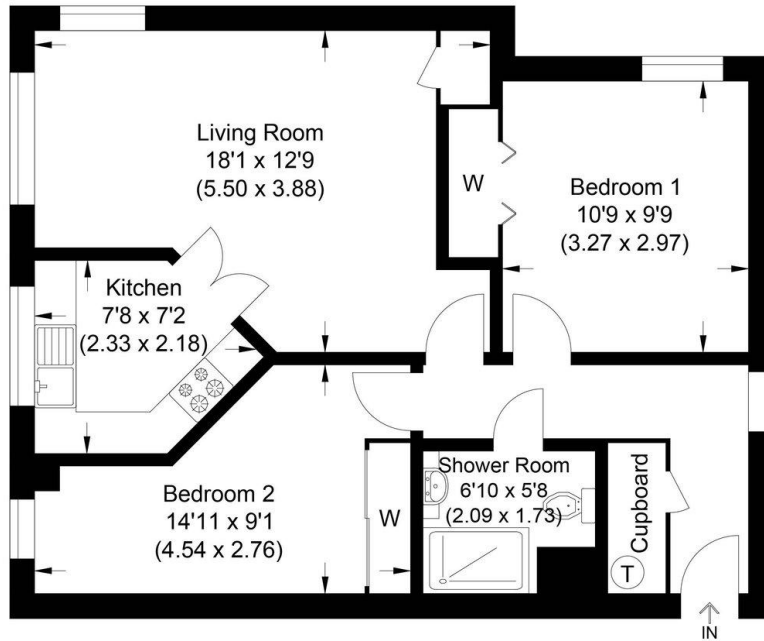
Lease: 125 years from 1998

Service Charge: £2,790.38 every 6 months

Ground Rent: £324.66 every 6 months



Approximate Gross Internal Area
56.63 sq m / 609.56 sq ft



Ground Floor

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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
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.

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk