

## Property Details

### FOR SALE

This 2 Bed roomed modern apartment is tucked away in a quiet cul-de-sac with plenty of parking and good sized accommodation.

**Price:** £217,950

**Ref:** WBP3CCLTP

**Location:** Newbury

**Viewings are strongly recommended**

## Why sell with us?

- 1 We are local, personal and passionate about what we do
- 2 We provide a unique, full service offering, all under one roof
- 3 We don't just advertise your home, we aim to sell it!
- 4 We have 20 years experience dealing with property sales and finance
- 5 Fair pricing and no hidden costs

We would like to express how delighted we are with our first home as newly weds.

We cannot recommend WestBerks Properties enough and have been ever since we moved to our friends & family.

We really can't fault the WestBerks Properties team. They are approachable, helpful and thoughtful.

Mr & Mrs D D'Cruz



This well presented and spacious two bedroom ground floor apartment, is situated approximately half a mile from Newbury town center, and tucked away in a small leafy development. There is plenty of parking and it's no through access makes it a quiet and peaceful location.

The property comprises of two good sized bedrooms, sitting / dining room, kitchen, hallway with storage cupboards and family bathroom. The property further benefits from Gas central heating and access to large communal gardens.

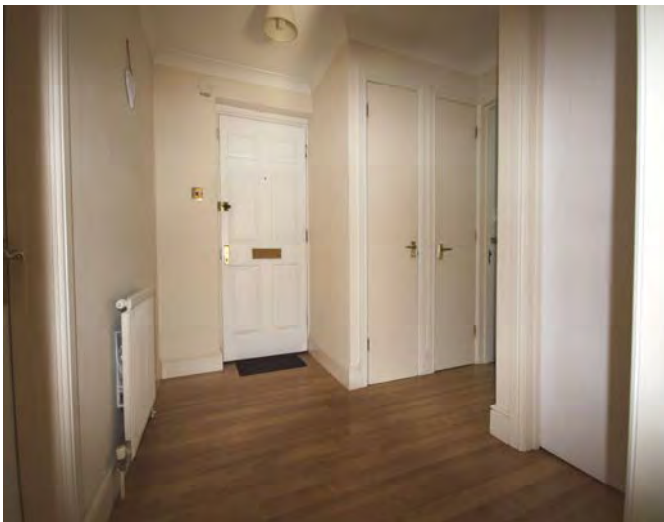
Ideal first time buyer, second home or investment purchase, viewers will not be disappointed.

**LEASEHOLD (currently being extended to 160years)**

**GROUND RENT £100 PA**

**MAINTENANCE £1000 PA**

**Viewings are highly recommended and can be arranged by contacting WestBerks Properties Sales agents on 01635 871087 or info@westberksproperties.co.uk**



Approximate Gross Internal Area = 61 sq m / 657 sq ft

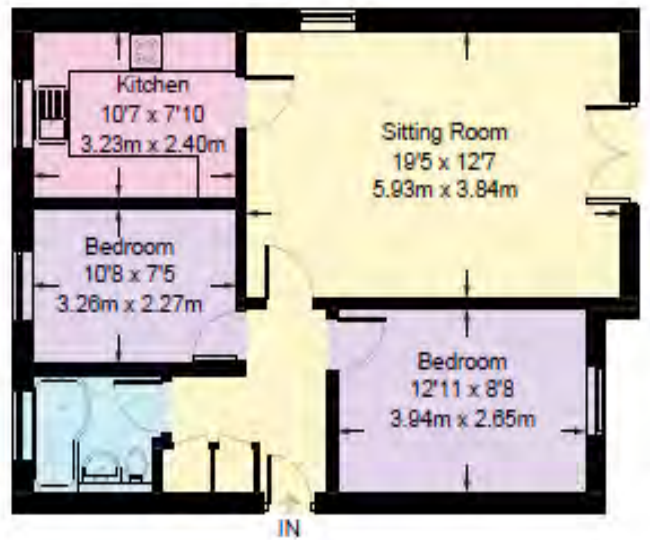


Illustration for identification purposes only. Measurements are approximate, not to scale. Floorplan@easys.com © 2015. (E051071)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(53-63) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	71	68	76
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



**Family Bathroom**



**Bedroom 1**



**Lounge / Dining**



**Bedroom 2**