



5 Queens Court
Newbury, Berkshire, RG14 7PX



A first floor studio flat with balcony conveniently situated a short walk from Newbury town centre and railway station.

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: sales@nyeandco.co.uk

www.nyeandco.co.uk

Communal entrance with door entry system | Entrance hall | Extended lease of 138 years
Living room/bedroom with fitted wardrobes and patio doors onto balcony | Bathroom with shower handset over bath
Electric heating | Double glazing | Communal parking | Sold with no onward chain

Price £120,000

SITUATION

The property is situated within a short walking distance of Newbury town centre and railway station, with direct trains to London (Paddington). Newbury itself offers excellent shopping facilities including a cinema, theatre, choice of restaurants, bars and pubs and good sports facilities

DESCRIPTION

Accommodation comprises communal entrance with door entry system and stairs up to the front door. There is a private entrance hall, living room/bedroom with fitted wardrobes, shelving and patio doors onto a balcony. There is a kitchen and bathroom with shower handset over bath. The property has electric heating and double glazing. Outside there is communal parking.

Lease -189 years from 1971.

Service charge approx £869.24 for year 2022/2023.

There is currently a tenant in situ on a rolling periodic tenancy (2 months notice) paying £625pcm – so the property can be sold with tenant or vacant possession.

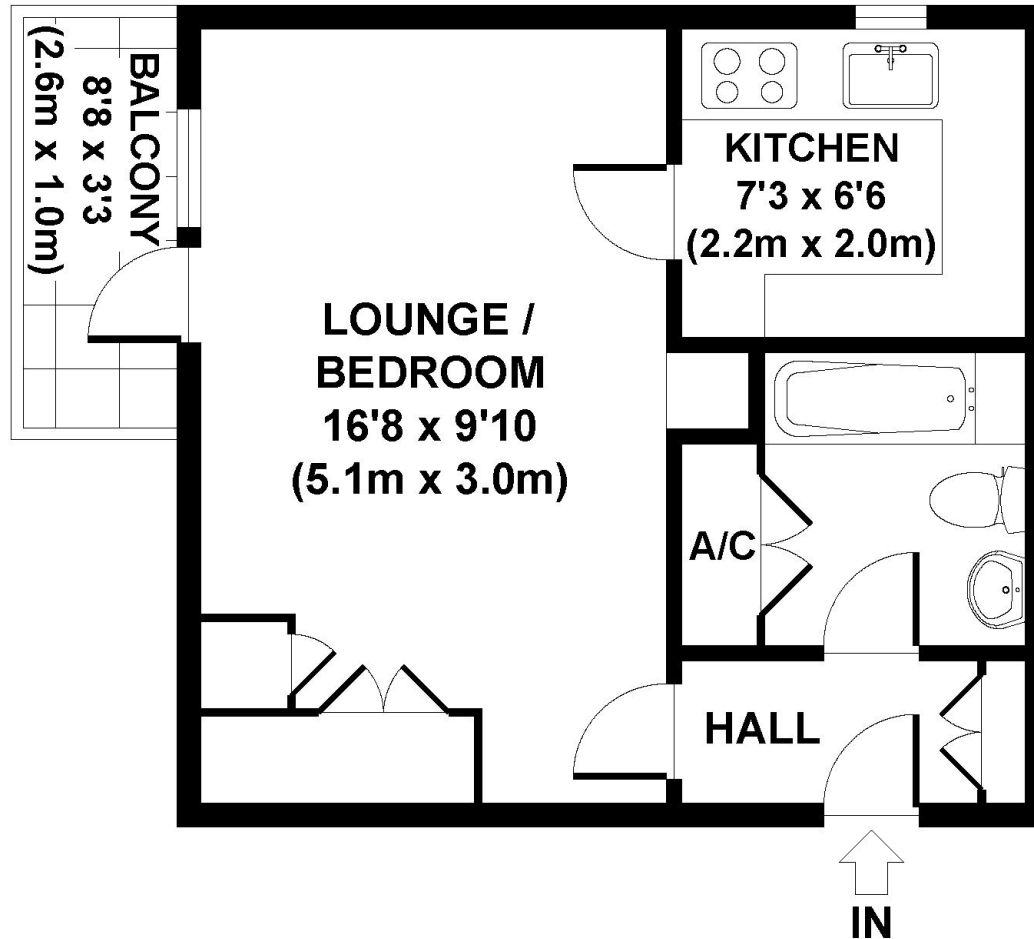
COUNCIL TAX

Council tax Band A - £1,322.98 for year 2022/2023

DIRECTIONS

From the Robinhood roundabout in Newbury proceed in a southerly direction on the A339 ring road. Go straight over the Sainsbury roundabout, and at the next roundabout turn right towards Andover. Head down St Johns Road, turn left into Queens Court just after the pedestrian crossing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D		
39-54	E	53 e	
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA 284 SQ FT / 26 SQ M
Floorplans are for identification and guideline purposes only, not to scale.
Compliant with RICS code of measuring practice.
Floorplans supplied by www.draftingfloorplan.com



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