

4A Pound Street, Newbury, Berkshire, RG14 6AA

Leasehold

Guide Price **£285,000**

jones robinson

SIMUL MOVERE



This distinctive three bedroom maisonette is ideally located within walking distance of Newbury town centre and the railway station, offering versatile accommodation arranged over two floors with the benefit of a private entrance. The property features a well-appointed kitchen/breakfast room with direct access to a private roof terrace, together with a designated parking space.

- Unique three bedroom period conversion
- Accommodation arranged over two floors
- Private entrance
- Spacious and versatile living accommodation
- Ideal for first-time buyers or investors
- Designated parking space
- One-minute walk to the railway station
- Exceptional private roof terrace

SITUATION

As well as being home to Newbury Racecourse, the town itself offers a comprehensive range of shopping, leisure and educational facilities, as well as the award-winning Victoria Park which has excellent visitor facilities, and much historical interest nearby, at Donnington Castle and Highclere Castle (of Downton Abbey fame). There are plenty of stunning walking and cycling trails, including the tow path along the Kennet & Avon Canal which passes directly through the town centre. Newbury is the headquarters of Vodafone UK and offers a railway station on the direct line to London Paddington (fast train to Paddington has an approx. travel time of 41 minutes). There are also excellent road links via the A34 and M4 motorway, a convenient commute for those working in Reading, Oxford and Southampton.

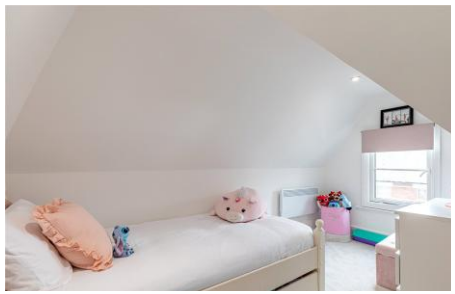
DESCRIPTION

Ideally situated within just a few minutes' walk of the vibrant town centre and mainline railway station, this distinctive three bedroom maisonette presents an excellent opportunity for first-time buyers and investors alike. Arranged over two floors, the property offers spacious and versatile accommodation and benefits from its own private entrance. The first floor comprises a bright and welcoming sitting room featuring an attractive exposed brick feature wall, together with a modern kitchen/breakfast room forming the heart of the home. This level also includes a generously sized double bedroom and a separate shower room. On the second floor are two further versatile rooms, currently arranged as a bedroom/study and a bedroom/dressing room, in addition to a well-appointed family bathroom.








OUTSIDE

The outdoor amenities of this property are particularly impressive for such a central location, highlighted by a private roof terrace accessed directly from the kitchen/breakfast room, providing an ideal space for al fresco dining and outdoor entertaining. Of particular note, the property also benefits from a designated parking space conveniently situated opposite the building, offering valuable off-road parking in the heart of Newbury. Residents of Pound Street enjoy easy access to a wide range of local shops, cafés and restaurants, together with the mainline railway station, which provides direct services to London Paddington in under an hour.

SERVICES & MATERIAL INFORMATION

All services are connected.
Council Tax Band: B EPC Rating: E

Length of lease (years remaining): TBC
Annual ground rent amount: TBC
Ground rent review period: TBC
Annual service charge amount: TBC
Service charge review period: TBC

What3words: ankle.plays.simply





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