

55 Wyndham Road, Newbury, Berkshire, RG14 2NN

Leasehold

Guide Price **£270,000**

jones robinson

SIMUL MOVERE



An incredibly spacious three bedroom maisonette benefitting from a garage, a 973 year lease and Share of the Freehold.

- Share of the Freehold
- Garage
- Beautiful communal gardens
- Study
- First floor
- Ideal investment or first time buy

SITUATION

Ideally positioned on the northern side of Newbury, Wyndham Road is a well-established residential location that continues to prove popular with a wide range of buyers. Offering a peaceful setting whilst remaining within easy reach of the town centre, it provides the perfect balance of convenience and community. Residents benefit from excellent local amenities, including nearby convenience stores, well-regarded schools, healthcare facilities and regular public transport links. Newbury town centre is within easy reach, offering an excellent selection of independent boutiques, national retailers, cafés, restaurants and leisure facilities. For commuters, Newbury railway station provides direct services to Reading, London Paddington and the West Country, while the A34 and M4 are both easily accessible, making the area an excellent choice for those travelling further afield. Those who enjoy the outdoors are well catered for, with a number of nearby parks, open green spaces and picturesque walks, as well as the historic Kennet & Avon Canal and North Wessex Downs Area of Outstanding Natural Beauty just a short drive away.

DESCRIPTION

A spacious and well-presented three double-bedroom, first-floor maisonette offering over 1,000 sq. ft. of versatile accommodation, situated in a popular residential location to the north of Newbury. The property is accessed via a private entrance with stairs rising to a generous first floor landing, which provides access to all principal rooms and benefits from a useful separate study, ideal for those working from home. The bright and spacious living room enjoys excellent proportions, creating a comfortable space for both relaxing and entertaining. The modern fitted kitchen offers a range of storage units, generous worktop space and ample room for appliances.

There are three well-proportioned double bedrooms, with the principal bedroom featuring an extensive range of built-in wardrobes. The family bathroom is fitted with a contemporary white suite, complete with a shower over the bath and stylish tiled surrounds. Beautifully maintained throughout, the property is finished in neutral décor, benefits from electric heating and offers light-filled accommodation that is ready to move straight into. Combining generous room sizes with a practical layout, including the additional study, this superb maisonette is perfectly suited to first-time buyers, professionals, downsizers and investors alike.













OUTSIDE

The property enjoys attractive communal grounds with well-maintained lawns, providing a pleasant green outlook and space to enjoy the outdoors. A private garage offers secure parking or useful additional storage, while there is also an abundance of unrestricted on-road parking available for residents and visitors alike. The surrounding communal areas are well cared for, further enhancing the appeal of this sought-after development.

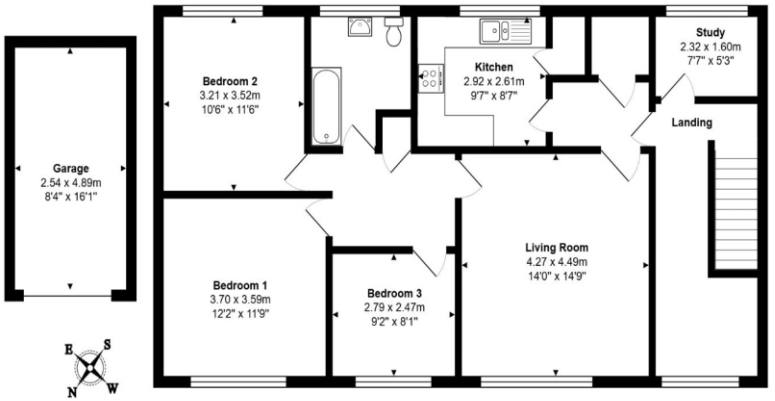
What3words: equal.brass.dwell

SERVICES & MATERIAL INFORMATION

All mains services are connected except gas.
The property operates on electric heating.
EPC rating: F Council tax band: C
Length of lease (years remaining): 973 years from date of listing
Annual ground rent amount: N/A
Ground rent review period: N/A
Annual service charge amount: £360
Service charge review period: Annual



55, Wyndham Road



Total Area: 98.5 m² ... 1061 ft² (excluding garage)

All measurements are approximate and for display purposes only

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