

Flat 15, Attfield, Park Way, Newbury, Berkshire, RG14 1DP

Leasehold

Guide Price **£275,000**

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- One of only eight properties in Attfield, with two private terraces and a layout that appeals to a wide range of buyers, from first-time purchasers to those looking to downsize.
- Step-free access from the car park to the front door and terraces
- Roof top living meets town centre convenience

- No onward chain
- Two outdoor terraces
- Two double bedrooms
- Undercroft parking
- En-suite to the principal bedroom
- Prime town centre location
- Exclusive secure development

SITUATION

Attfield enjoys a highly convenient town centre position, with Parkway Shopping Centre, Northbrook Street and a range of shops, cafés and restaurants all within easy reach. Victoria Park and the Kennet & Avon Canal are also close by, providing attractive green space and pleasant walking routes. Newbury railway station is within walking distance, offering direct services towards London Paddington, while the A34 and M4 provide excellent road links.

DESCRIPTION

This well-proportioned single level and step free access apartment offers approximately 873 sq. ft. of accommodation, excluding the terraces. The property comprises an entrance hall, contemporary kitchen, spacious open-plan living/dining room with access to a private terrace, two double bedrooms, the principal with a further private terrace and en-suite shower room, plus a separate modern bathroom.












OUTSIDE

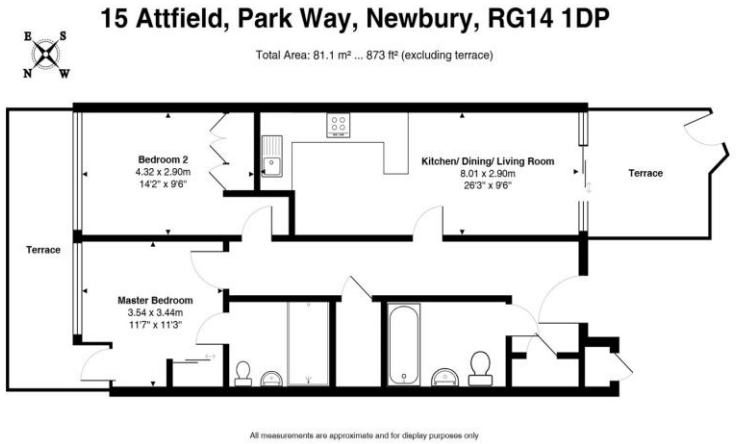
The apartment benefits from two private outdoor terraces, providing excellent additional space for both relaxing and entertaining. The principal terrace is accessed directly from the open-plan kitchen, living and dining area, while the principal bedroom enjoys access to a second private terrace. Further benefits include secure undercroft parking, providing added convenience and peace of mind in this highly sought-after central town location.

What3words: sheet.raced.flops

SERVICES & MATERIAL INFORMATION

All mains services connected including gas.
Council Tax Band: **C** EPC Rating: **C**
Length of lease (years remaining): **110 years** from date of listing
Ground rent amount: **£330.00**
Annual service charge amount: **£4303.44**
Service charge review period: **Annual**





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Jones Robinson
118 Bartholomew Street
Newbury
RG14 5DT
01635 35010
sales@jonesrobinson.co.uk www.jonesrobinson.co.uk

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