



Flat 17, Melville, Park Way, Berkshire, RG14 1DZ

Leasehold,

Guide Price **£200,000**

 **jones robinson**
— SIMUL MOVERE —



A spacious one bedroom apartment situated within the town centre. Benefits include a large outdoor terrace, private front door as well as being available to purchase from 40% upwards.

- Available from a 40% share upwards
- No onward chain
- Large outdoor terrace
- Pets allowed
- Lift access
- Town centre location

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

The accommodation comprises a spacious entrance hallway with a large built-in storage cupboard. The sitting room enjoys glorious views, while the generously sized kitchen/breakfast room offers space for dining. The double bedroom features built-in wardrobes and also benefits from lovely views. A well-appointed bathroom includes a shower over the bath.



SERVICES & MATERIAL INFORMATION

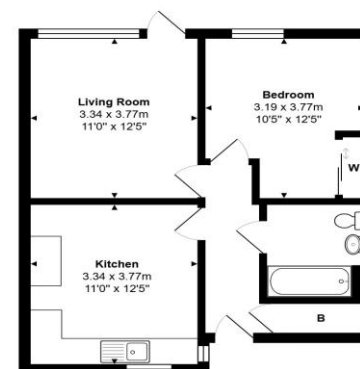
All mains services are connected and the property operates on gas fired central heating.
 EPC rating: TBC Council tax band: B
 Length of lease 89 years from September 2025
 Annual ground rent amount: N/A
 Annual service charge amount: £4304.52
 Service charge review period: Annual
 What3words: roses.knee.lock

OUTSIDE

The property benefits from its own front door as well as a private decking area with a secluded outlook to enjoy al fresco socialising.



Flat 17 Melville



Total Area: 49.1 m² ... 528 ft²

All measurements are approximate and for display purposes only

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