



15 Palmer House, Enborne Road, Newbury, RG14 6AD

Share of Freehold

Guide Price **£230,000**

 **jones robinson**
— SIMUL MOVERE —



SITUATION

Palmer House is ideally situated on Enborne Road, within easy walking distance of Newbury town centre, offering a wide range of shops, cafés, restaurants and leisure facilities. Newbury railway station is approximately 0.9 miles away, providing direct services to Reading and London Paddington, making it a convenient choice for commuters. The property also benefits from easy access to the A339 and the M4 at Junction 13, connecting to the wider road network. Combining a convenient town-centre location with the added privacy of a gated development, Palmer House offers an appealing setting for those looking to enjoy all that Newbury has to offer.

DESCRIPTION

Upon entering the apartment, you are welcomed into a central hallway providing access to the accommodation. The open-plan living and dining area offers ample space for seating and a dining table, with Velux windows allowing natural light to fill the room. The adjoining kitchen is fitted with a range of wall and base units, work surfaces and integrated appliances.

The principal bedroom is a well-proportioned double, featuring a Velux window, fitted storage and the added benefit of an en-suite shower room. The second bedroom is also a double, offering comfortable accommodation for guests or additional household members.

The main bathroom comprises a white suite, including a bath with shower over, wash hand basin and WC, complemented by a heated towel rail.

Combining two double bedrooms, an en-suite and open-plan living accommodation, this apartment would make an appealing purchase for first-time buyers, professionals or investors alike.

Share of Freehold

Available with no onward chain and an over 982-year lease is this delightful top floor apartment situated within a gated development.

- No onward chain
- Two allocated parking spaces
- Share of freehold
- Ensuite to principal bedroom
- Top floor position
- Secure gated development
- Over 982 years remaining on lease
- 0.9 miles to Newbury Train Station



OUTSIDE

The property is entered via secure electric gates, and the apartment boasts 2 allocated parking spaces.

What3words: spout.image.harsh

SERVICES & MATERIAL INFORMATION

Mains services connected except gas. The property operates on electric heating.

Council tax band: C Energy efficiency rating: C

Leasehold Information:

Flat 15 is one of just 9 in the block which own a share of the freehold which is an enviable benefit.

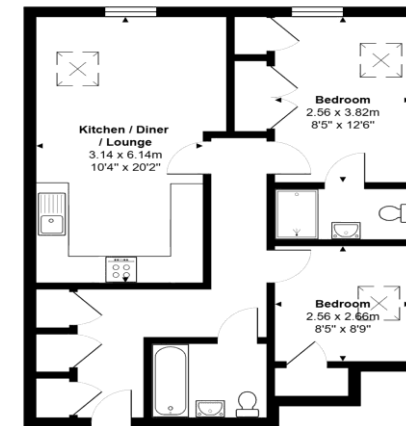
Length of lease (years remaining): 982 years from date of listing

Annual ground rent amount: N/A Ground rent review period: N/A

Annual service charge amount: £1950 Service charge review period: Annual



15 Palmer House



Total Area: 63.1 m² ... 679 ft²

All measurements are approximate and for display purposes only

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Jones Robinson

118 Bartholomew Street

Newbury

RG14 5DT

01635 35010

sales@jonesrobinson.co.uk

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