

80 Windsor Court, Newbury, Berkshire, RG14 5XG

Leasehold

Guide Price **£160,000**

jones robinson

SIMUL MOVERE



This well-presented, modern ground-floor apartment is ideally situated within 0.4 miles of Newbury town centre, offering comfortable and convenient living accommodation. The property further benefits from its own private garage, a particularly desirable feature.

- Private garage
- Communal gardens
- Double glazing throughout
- White goods included
- Allocated parking space
- Convenient location

SITUATION

Newbury is a thriving market town in West Berkshire, offering an appealing blend of historic charm, modern amenities and attractive countryside. The town boasts a variety of shops, restaurants, cafés and leisure facilities, alongside beautiful green spaces and the nearby Kennet and Avon Canal. Excellent transport links, including Newbury railway station and easy access to the M4, provide convenient connections to Reading, London and beyond. With its vibrant town centre and desirable surroundings, Newbury is an excellent place to call home.

DESCRIPTION

The property is accessed via a welcoming entrance hall, which provides access to the principal rooms and creates a practical flow throughout the apartment. The spacious lounge/diner is a lovely feature of the home, offering plenty of room for both relaxing and entertaining. Its open-plan feel provides a versatile space for everyday living and dining. The modern fitted kitchen is conveniently positioned just off the lounge/diner and offers a range of fitted units and work surfaces, together with space for appliances. White goods are also included, adding to the convenience of the property.

There are two well-proportioned double bedrooms, providing comfortable accommodation, with the second bedroom offering flexibility for use as a guest room, home office or additional sleeping space. Completing the accommodation is a modern bathroom fitted with a white suite and shower.













OUTSIDE

To the rear of the property is a well-maintained, generously proportioned communal garden. The property also benefits from two allocated parking spaces, additional visitor parking and a private garage situated alongside the building.

What3words: comb.settle.buddy

SERVICES & MATERIAL INFORMATION

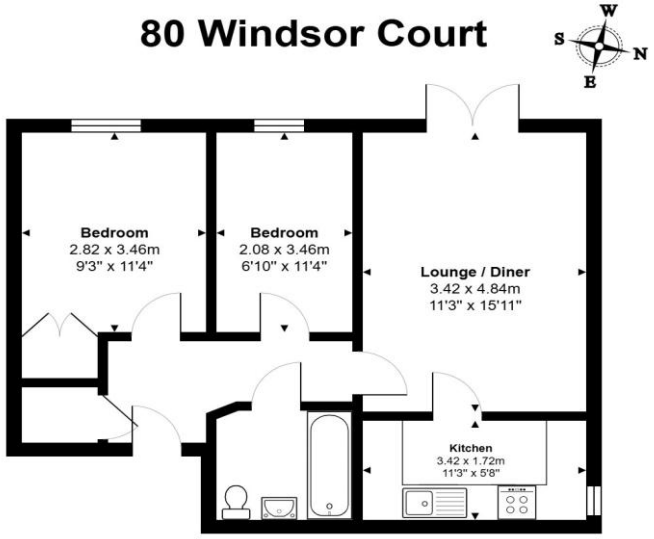
All mains connected including gas.
EPC rating: **C**
Council Tax Band: **C**

Leasehold Information

Length of lease remaining: **99** years from date of listing
Annual ground rent amount: **£100** Review period: **Annual**
Annual service charge amount: **£1100** Review period: **Annual**



80 Windsor Court



Total Area: 54.1 m² ... 582 ft²

All measurements are approximate and for display purposes only

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