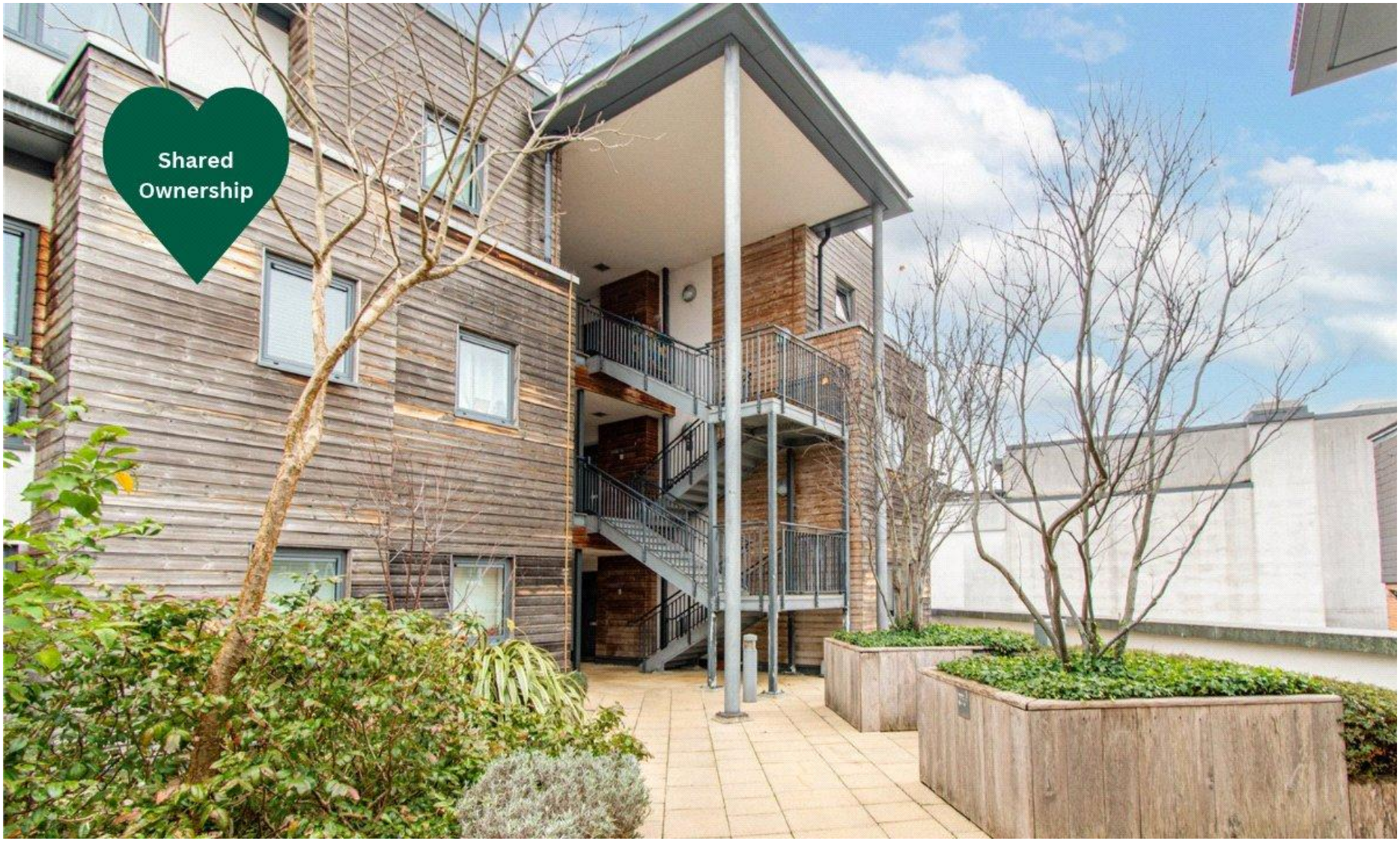


Flat 9, Melville, Park Way, Newbury, Berkshire, RG14 1DZ

Leasehold – 25% shared ownership

Guide Price **£52,500**

jones robinson

SIMUL MOVERE



** 25% Shared Ownership **
Offering no onward chain is a beautifully presented two-bedroom apartment on the sought-after Park Way development, featuring a bright open-plan kitchen/diner, two double bedrooms and a modern bathroom.

- No onward chain
- Open plan kitchen / diner
- Town centre location
- Ideal first time buy
- 25% share available
- Lift access
- Two double bedrooms
- Communal gardens
- Shared ownership

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 an entrance hall, a modern and spacious kitchen/diner providing an excellent space for everyday living, and a bright and airy lounge flooded with natural light from impressive floor-to-ceiling windows.

The generous master bedroom benefits from built-in wardrobes, with a second well-proportioned double bedroom and a family bathroom fitted with a shower over the bath, completing the accommodation.













SERVICES AND MATERIAL INFORMATION

All mains services connected including gas.
EPC rating: B Council tax band: B
Leasehold Information:
Length of lease 88 years from date of listing
Annual ground rent amount: £0
Ground rent review period: N/A
Annual service charge amount: £5,364.12
Service charge review period: Annual
25% shared ownership monthly rent payable: £644.72

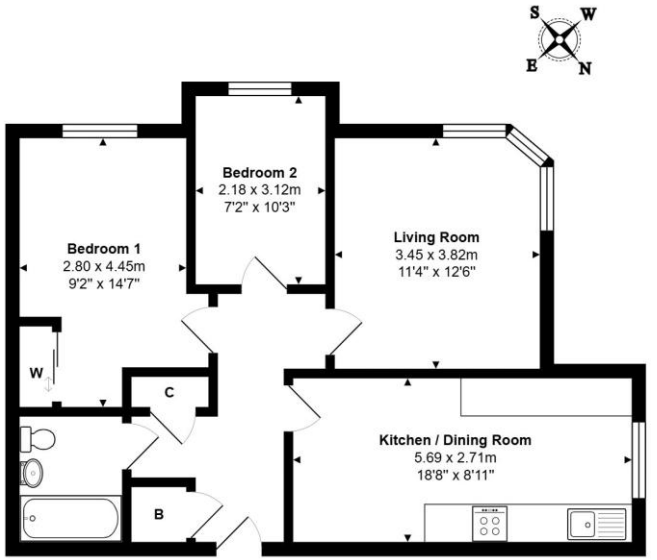
OUTSIDE

There is lift access to the apartment from Parkway, and stunning, quiet communal areas. The location provides easy access to the shopping centre and Victoria Park.

What3Words: undulation.layers.easy



Flat 9 Melville



Total Area: 64.1 m² ... 690 ft²

All measurements are approximate and for display purposes only

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