

Flat 6, April Seventh, 63 Home Straight, Newbury, RG14 7LZ

Leasehold

Guide Price **£270,000**

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SIMUL MOVERE



A beautifully presented and generously proportioned top floor apartment, offering two double bedrooms and two bathrooms. Situated within the highly sought-after Racecourse development, the property benefits from a convenient location, within easy walking distance of Newbury Town Centre and Railway Station.

- Impressive top-floor apartment
- Two well-proportioned double bedrooms
- Spacious en-suite shower room
- Generous open-plan living/dining room
- Modern kitchen with fitted appliances
- Private balcony accessed from the principal bedroom
- Two allocated parking spaces
- Immaculately presented throughout
- Conveniently located within walking distance of Newbury town centre and railway station
- 993 years remaining on the lease

SITUATION

Newbury offers an excellent range of shopping, leisure and educational facilities, alongside the award-winning Victoria Park and historic attractions including Donnington Castle and Highclere Castle. The town also boasts scenic walking and cycling routes along the Kennet & Avon Canal. With a direct rail service to London Paddington (approximately 41 minutes) and excellent road links via the A34 and M4, Newbury is ideally placed for commuters travelling to Reading, Oxford and Southampton.

DESCRIPTION

The accommodation is accessed via a secure entry system and well-maintained communal hallway, with the apartment benefiting from its own private entrance. Internally, a welcoming entrance hall provides two useful storage cupboards and leads to a separate modern kitchen, fitted with a range of integrated appliances, and a generously proportioned living/dining room.

The principal bedroom is particularly appealing, featuring French doors opening onto a private balcony, together with a spacious en-suite shower room. A further well-proportioned double bedroom and a separate contemporary bathroom complete the accommodation.

Further benefits include two allocated off-road parking spaces, gas central heating, a communal bin and bicycle store, the remainder of an NHBC guarantee and an impressive 993 years remaining on the lease.













OUTSIDE

Externally, the property benefits from two allocated off-road parking spaces, providing convenient parking for residents and visitors alike. There are also communal bin and bicycle storage facilities. A further attractive feature is the private balcony, offering valuable outdoor space and an ideal spot to relax and enjoy the warmer months.

Leasehold Information

Length of lease remaining: **994 years**

Annual ground rent: **N/A**

Annual service charge: **£1981** Review Period: **Annual**

SERVICES & MATERIAL INFORMATION

Mains services are connected. The property operates on gas central heating.

Council Tax Band: C

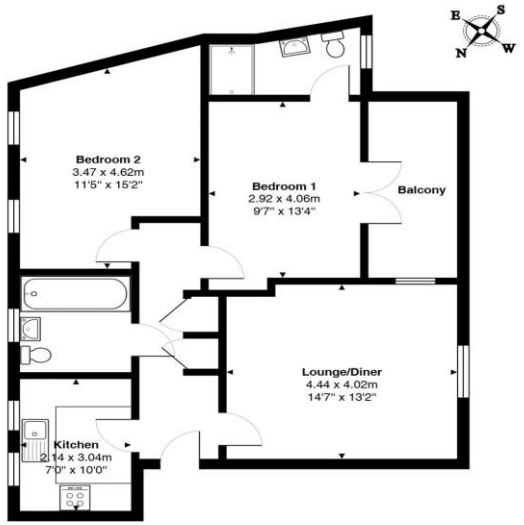
EPC Rating: B

What3words: loud.stick.maker



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Total Area: 79.2 m² ... 852 ft²



All measurements are approximate and for display purposes only

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