


**Flat 8, The Quadrant, Pembroke Road, Newbury, RG14 1BY**

Share of Freehold

Guide Price **£245,000**

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A centrally located spacious, modern apartment, ideally positioned just off Northbrook Street and within walking distance of shops, amenities and Newbury railway station. Benefits include an allocated parking space and a share of the freehold.

- NO ONWARD CHAIN
- Two Double bedrooms
- En-suite to master
- Further Bathroom
- First Floor Modern Apartment
- Share Of the Freehold
- Allocated Parking Space
- Close To Railway Station
- Open Plan Kitchen/Reception Room

## SITUATION

As well as being home to Newbury Racecourse, the town itself offers a comprehensive range of shopping, leisure and educational facilities. 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

This spacious and beautifully presented modern apartment occupies a first-floor position within this conveniently located building in the heart of Newbury. Built in 2017, the property benefits from the remainder of a 999-year lease and a share of the freehold. Finished to an exceptional standard throughout, the accommodation comprises a generous open-plan kitchen/living/dining room, two double bedrooms with built-in wardrobes, an en-suite shower room to the principal bedroom, and a separate family bathroom.













## OUTSIDE

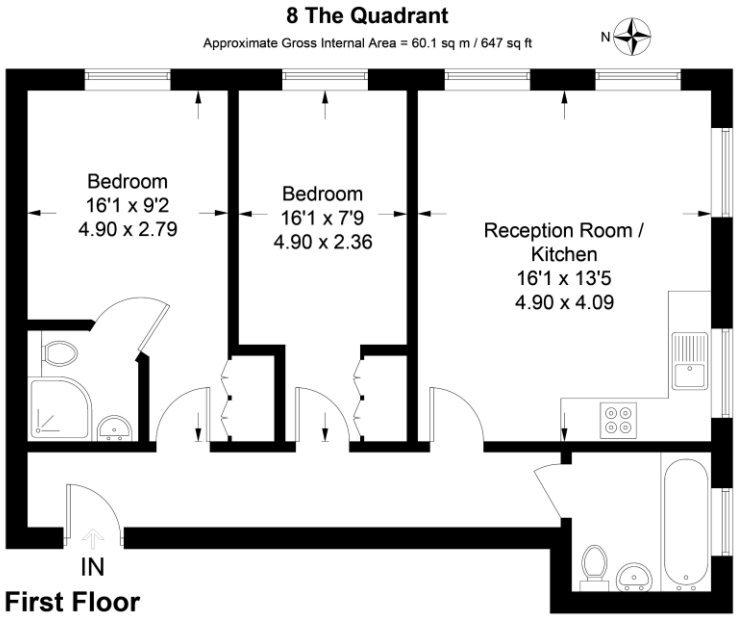
The property further benefits from an allocated parking space and a highly convenient central Newbury location, within easy reach of the town centre and railway station.

What3words: soup.life.closer

## SERVICES & MATERIAL INFORMATION

All mains services connected. The property operates on gas central heating.
Council tax band: C  Energy efficiency rating: B
Leasehold Information
Length of lease (years remaining): 986 years from date of listing
Annual ground rent amount: £0  Ground rent review period: N/A
Annual service charge amount: £1680
Service charge review period: Annual




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