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## 19 REGENTS COURT, NEWBURY, RG14 1DE

– Situated in the centre of town within a short walk to the train station  
– M4 (J13) 4 miles

Entry phone system · top floor location · living room · 2 bedrooms · modern well-equipped kitchen · bathroom · private parking · available chain free · Energy Rating D

### SITUATION

Newbury town offers a good selection of shops and department stores, including the Parkway retail development, with a supermarket and retail park to the south of the town. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

### DESCRIPTION

This light and spacious 2 bedroom top floor flat is nicely located in a quiet part of Newbury town centre and within easy reach of all facilities. The property benefits from bright and spacious accommodation with a good-sized living room and separate kitchen which is modern and well equipped. There is a bathroom in classic white with bath and shower over. The property also benefits from private residents parking.

**A SPACIOUS TOP FLOOR APARTMENT IS WELL LOCATED WITHIN THE TOWN CENTRE AND BENEFITS FROM PRIVATE PARKING WITH NO ONGOING CHAIN. THE PROPERTY BENEFITS FROM 2 BEDROOMS AND LIVING ROOM WITH SEPARATE KITCHEN.**



## ADDITIONAL INFORMATION

**Tenure:** Leasehold - 155 years remaining

Service Charge for the period of 01/01/2024 - 31/12/2024 is £1,617.29

**Services:** Mains water, electricity and drainage.

**Local Authority:** West Berkshire Council - 01635 551111

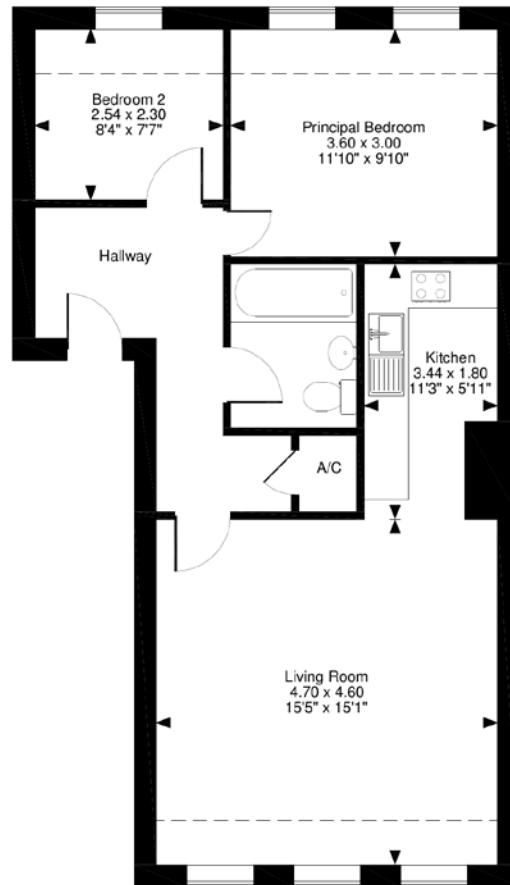
**Council Tax:** Band B

**Viewing:** By prior appointment through the Newbury office 01635 263010.

**Directions:** Please use Post Code RG14 1DE



Regents Court, Newbury  
 Approximate Gross Internal Area  
 Main House = 560 sq ft / 52 sq m  
 Restricted Head Height areas = 70 sq ft / 7 sq m  
 Total (Including Restricted Head Height Areas) = 630 sq ft / 59 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 --- Denotes restricted head height  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	71
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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