



FLAT 8 WARD HOUSE

Guide Price £235,000

Carter Jonas

FLAT 8 WARD HOUSE STEEL CLOSE NEWBURY RG14 7DT

- Newbury town and mainline station 1 mile
- M4 (J13) and A34 3 miles

Entrance hall with utility cupboard · Security entry phone system · Spacious open plan living room and kitchen dual aspect windows east and west · Well finished, high quality kitchen with built in appliances · Principal bedroom with wardrobe and impressive ensuite shower room · 2nd double bedroom · Bathroom · Allocated parking · Good access to Newbury town centre, A34 and M4 · Energy Rating B

SITUATION

Newbury town offers a good selection of shops and supermarkets. 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

Flat 8 Ward house is situated in a smart contemporary development, the property was constructed by Palady Homes, award-winning local developers, and has been built to a very high standard with good quality fixtures and fittings. This top floor flat has a modern contemporary feel there is a spacious entrance with useful utility cupboard and a good-sized open plan kitchen/living room with a high quality fitted kitchen providing built-in appliances including an oven, dishwasher and hob with extractor above.

A BEAUTIFULLY PRESENTED TOP FLOOR APARTMENT WITH AN EXCELLENT DESIGN AND SUPERB FINISH INCLUDING A SPACIOUS OPEN PLAN LIVING ROOM AND KITCHEN, 2 BEDROOMS INCLUDING PRINCIPAL BEDROOM WITH ENSUITE AND ALLOCATED PRIVATE PARKING. AVAILABLE CHAIN FREE.



The property offers a good-sized principal bedroom suite with built-in double wardrobe with mirrored doors and a smart ensuite shower room. There is a second double bedroom which is currently used as a study and an impressive bathroom with bath with shower above.

OUTSIDE

There is a parking space allocated to the apartment, and a well presented open communal area, bike shed and bin store.

ADDITIONAL INFORMATION

Tenure: Leasehold 150 years from 2020. Ground Rent £250 per annum. Service Charge £1,391 approx per annum

Services: All mains services connected, gas central heating, triple glazing

Local Authority: West Berkshire Council - 01635 551111

Council Tax: Band C

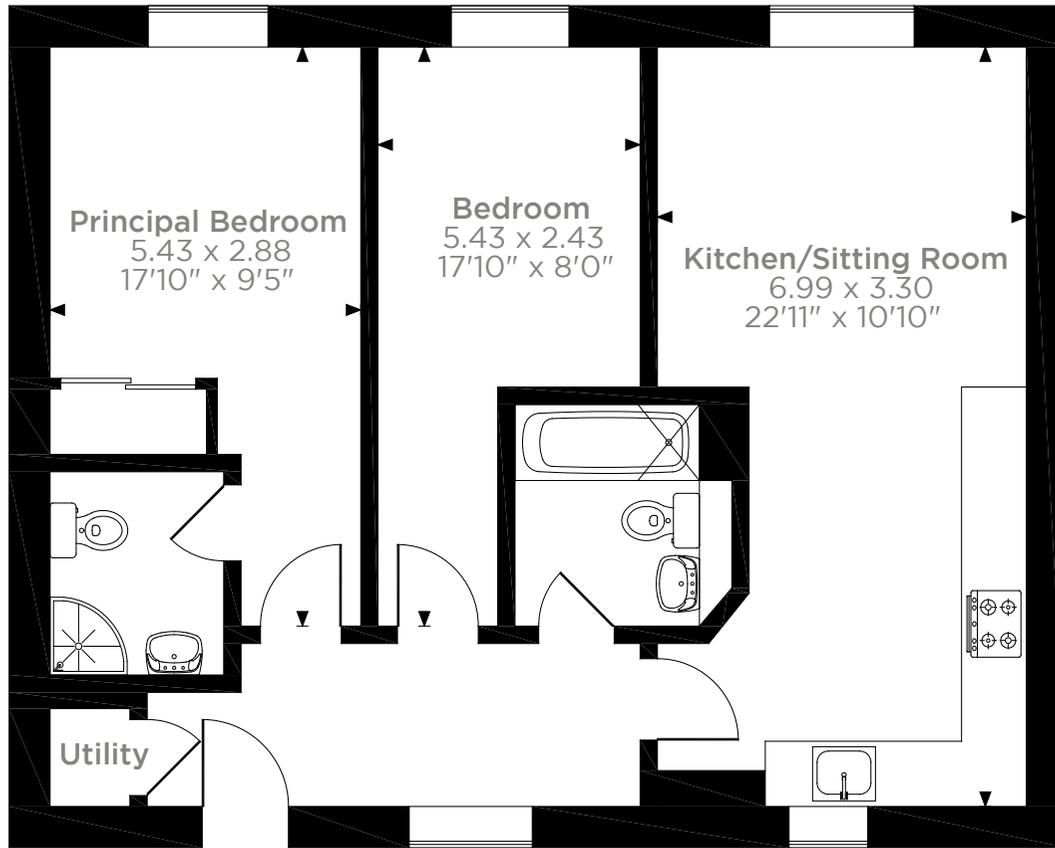
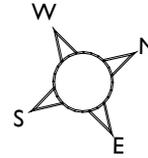
Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG14 7DT



Ward House, Flat 8, Steel Close, Newbury

Approximate Gross Internal Area
63 Sq M/678 Sq Ft



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



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