



23 MERCHANTS COURT
Guide price £207,500

Carter Jonas

23 MERCHANTS COURT KELVIN ROAD NEWBURY RG14 2DB

– Newbury town and mainline station within 1 mile
– M4 (J13) & A34 3 miles

Entry phone system · attractive living room with feature brickwork and full height window · open plan modern integrated kitchen · 2 comfortable bedrooms · modern shower room · electric underfloor heating · private parking space · town centre location · available chain free · Energy Rating C

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

This modern warehouse style apartment offers bright and spacious accommodation. A particular feature of the property is the large open plan living/kitchen with full height window and attractive exposed brickwork, the kitchen is fully integrated with washer/dryer, dishwasher, cooker and fridge freezer. There are 2 comfortable bedrooms, the largest with built in wardrobes and a well finished shower room.

A MODERN AND WELL-PRESENTED FIRST FLOOR, 2 BEDROOM APARTMENT WITHIN EASY REACH OF NEWBURY AND ALL FACILITIES. THE PROPERTY BENEFITS FROM A VERY LONG LEASE, IMPRESSIVE OPEN PLAN LIVING/KITCHEN SPACE AND PRIVATE PARKING. AVAILABLE CHAIN FREE.



OUTSIDE

The outside areas are smartly tended with shrubbed areas and the apartment benefits from an allocated private parking space.

ADDITIONAL INFORMATION

Tenure: Leasehold - 991 year lease. Ground Rent £350 per annum. Service Charge approximately £1,030 per annum

Services: Mains electricity, water and drainage, electric underfloor heating

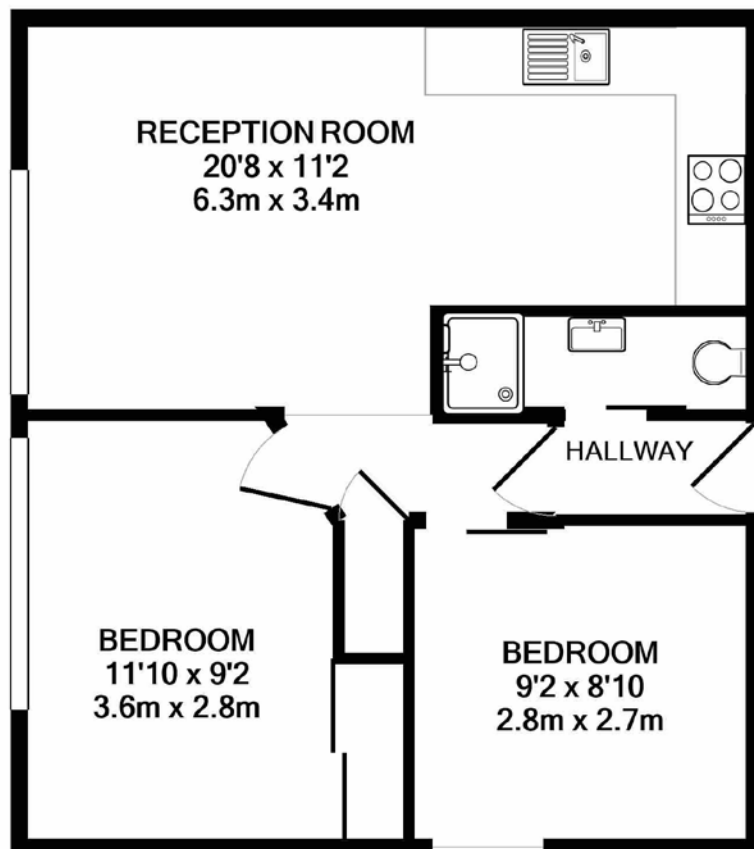
Local Authority: West Berkshire Council – 01635 551111

Council Tax: Band C

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG14 2DB





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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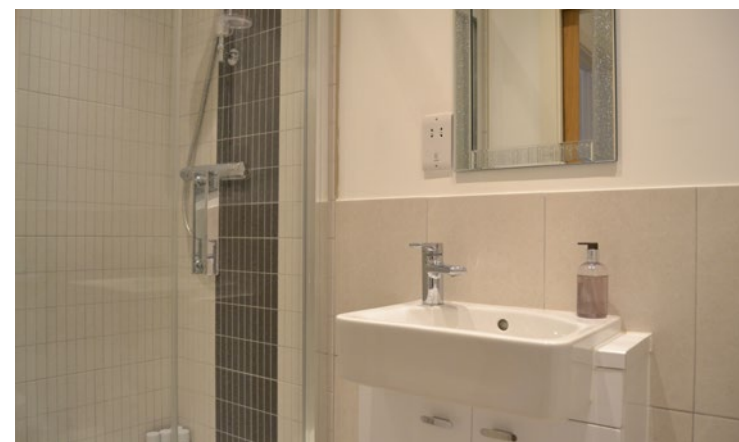
51 Northbrook Street, Newbury, RG14 1DT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION

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