



FLAT 3 WORMESTALL GRANGE
Enborne Road, Newbury

Carter Jonas

FLAT 3 WORMESTALL GRANGE ENBORNE ROAD NEWBURY RG14 6EF

– Newbury town and station within walking distance

Communal entry phone system · communal lobby · private front door to entrance hall · open plan living/dining room and kitchen · kitchen with extensive wall and base units, solid granite worktops and under unit lighting · integral appliances · 2 bedrooms · bathroom · double-glazing · parking · communal gardens · 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

Flat 3 Wormestall Grange is situated on the ground floor of this handsome building which has been converted into a number of stylish apartments. This particular apartment benefits from an impressive living/kitchen/diner with high ceilings and full height windows. The property is available chain free and offered for sale in excellent condition, perfect as a buy to let investment or as a lovely home for someone looking to downsize into a ground floor property which is within easy reach of the town centre.

A GROUND FLOOR 2 BEDROOM APARTMENT SITUATED IN AN ATTRACTIVE CONVERSION OF THE FORMER GRAMMAR SCHOOL IDEAL FOR A HOME OR INVESTORS. THE PROPERTY BENEFITS FROM HIGH CEILINGS THROUGHOUT AND IS FINISHED TO A HIGH STANDARD AND HAS NO ONGOING CHAIN.



OUTSIDE

The property benefits from a parking space and there is an area of well-tended communal gardens mainly laid to lawn to the front of the building.

ADDITIONAL INFORMATION

Tenure: Leasehold – 125 years from the 1st January 2012

Ground Rent: £331.77 per annum

Service Charge: £1,788.90 per annum

Services: All mains services connected, gas fired central heating

Local Authority: West Berkshire Council – 01635 551111

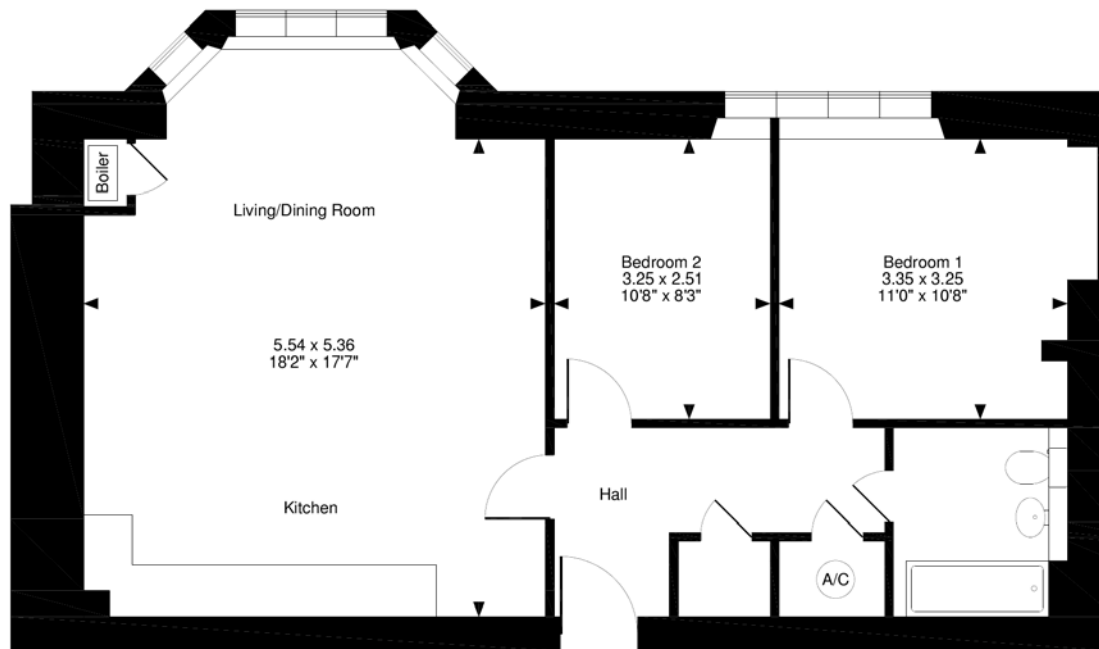
Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG14 6EF



Wormestall Grange
Approximate Gross Internal Area
720 sq ft / 67 sq m



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT INFORMATION

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