



**FLAT 6 WARD HOUSE**  
Guide Price £259,950

**Carter Jonas**



## FLAT 6 WARD HOUSE STEEL CLOSE NEWBURY RG14 7DT

- Newbury town and mainline railway station less than 1 mile
- A34 and M4 (J13) within easy access
- Walking distance to the retail park and a range of shopping facilities

Communal entrance hall with entry phone system · front door to the apartment with entrance hall and storage cupboard housing the washer/dryer · open plan kitchen/living room · bedroom with built in wardrobe and en suite shower room · second bedroom · bathroom · high quality fixtures and fittings throughout · bin and bike store · parking for one vehicle · Energy Rating B

### SITUATION

Ward House is located in a small, new development called Steel Close which is situated on the south side of Newbury. The property is positioned within easy access of the town centre, mainline railway station and a range of local shopping facilities. 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).

**AN IMMACULATELY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT, SITUATED IN THIS MODERN NEW DEVELOPMENT, PROVIDING SPACIOUS AND LIGHT ACCOMMODATION WITH AN ALLOCATED PARKING SPACE AND BUILT TO A HIGH SPECIFICATION THROUGHOUT.**



## DESCRIPTION

Flat 6 Ward house is situated in a small and new contemporary development and could be a lovely home or bought as an investment opportunity as the apartments in this development let well. The property was constructed by Palady Homes, who are award-winning local developers and has been built to a very high standard with good quality fixtures and fittings. The property has a modern contemporary feel and provides a smart communal entrance hall with an entry telephone, there is a spacious entrance hall in the apartment, a good sized open plan kitchen/living room with a fitted kitchen providing built-in appliances including an oven, dishwasher and hob with extractor above. In the entrance hall there is a separate cupboard for storage which also contains the washing/drying machine. The property offers a good sized main bedroom 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 a spacious bathroom with bath with shower above.

## OUTSIDE

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

## ADDITIONAL INFORMATION

**Tenure:** Leasehold 150 years from 2020

Ground rent £250 per annum

Service charge approximately £1200 per annum

**Services:** All main services connected, including gas fired central heating

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

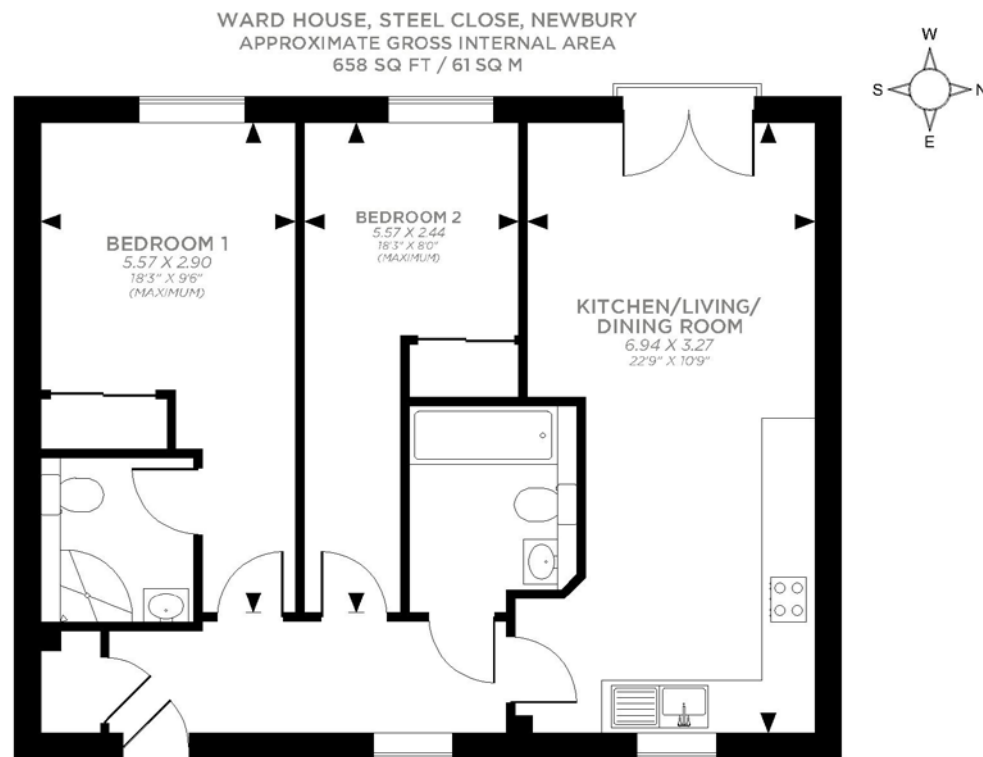
**Council Tax:** Band C

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

**Directions:** Please use post code RG14 7DT







FIRST 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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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