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Properties in West Berkshire and North Hampshire

Brunsdn
ASSOCIATES 

**1 DISCOVERY COURT
NEWBURY
RG14 7NS**



For Sale - £219,950

Superb former show apartment finished to a very high standard two bedroom ground floor luxury flat within walking distance of Newbury main line station & town centre

AVAILABLE VACANT OR LET (TBA)

Door entry system, security system, lounge/dining area, superb kitchen, Villeroy & Boch bathroom, two bedrooms & parking

DIRECTIONS

After leaving Newbury town centre via Bartholomew Street, at St John's roundabout take the first exit and continue along St John's Road. Turn left into Catherine Road and Discovery Place will be found immediately on the right hand side fronting St. Johns Road.

THE PROPERTY

A superb modern two bedroom ground floor luxury flat presented in immaculate order throughout. Within walking distance of Newbury main line station and the town centre.

ACCOMMODATION COMPRISES

Covered entrance porch to double doors operated by entry phone opening to communal hall with individual front to flat.

ENTRANCE HALL

Entry phone. Cupboard housing AEG automatic washing machine. Cupboard housing hot water tank.

RECEPTION ROOM

5.77m (18'11") x 4.3m (13'3") max

KITCHEN AREA

Beautiful 'Pepper' units with stone worktops, High and low lever cupboards and drawers. One and a half bowl sink unit, built-in dishwasher, fitted AEG electric oven with 4-ring electric hob and stainless steel extractor over. Part-tiled floor, heater, recessed ceiling lights, over unit spotlights, window to side.

LOUNGE/DINING AREA

Coving to ceiling. Wall mounted electric heater, ceiling light fitting, deep window to front of property, further window to front, television aerial point.



BEDROOM ONE

4.2m (13'9") x 3.5m (10')

Double fitted wardrobe cupboard with sliding glass doors. Heater, Alarm point, window to side of property, coving to ceiling, ceiling lighting, door to hall and further door to:

EN-SUITE BATHROOM

Jack & Jill style with doors to Bedroom 1 and hall.

BEDROOM TWO

2.8m (9'2") x 4.6m (8'1") plus recess.

Deep built-in double wardrobe, heater, deep picture window to front of property, ceiling lighting and door to hall.

OUTSIDE

The building is approached from a side entrance in Catherine Road onto a tarmac parking area with parking space for one vehicle allocated to the flat. Attractive communal gardens fronted by a low wall with pillars and railings.

COUNCIL TAX

We have been informed by West Berkshire Council that the property is in **Band C** with Council Tax payable of **£1,588.69** for the period 2018/19.

SERVICE CHARGE

The service charge for the current financial year is approximately £875.00 per annum. The ground rent is £150 per annum and insurance approximately £90 per annum.

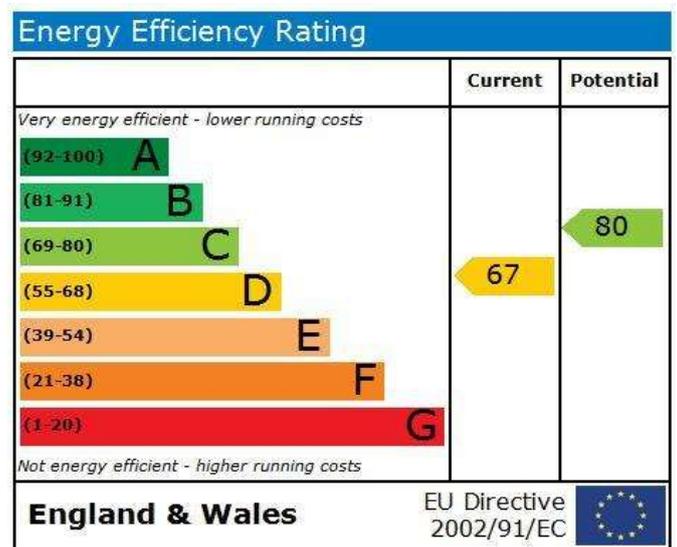
VIEWING

By strict appointment with the vendors Sole Agents **Brunsdens Associates**.

Tel: 01635 255501. Website: www.brunsdens.com Email: property@brunsdens.com

Currently let on an AST which is now periodic at £995 per calendar month - £11,940 per annum showing a Gross Yield of approximately 5.4%.





DISCLAIMER - The property is owned by a relative of the partners of Brunsdon Associates. Photos taken 2017.

IMPORTANT INFORMATION

The Property Misdescriptions Act 1991 - Whilst we as Brunsdon Associates Estate Agents try to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey. Please note that some photographs have been taken with a wide-angle lens. No partner or employee of the business has the authority to give any warrants as to the statements in these particulars which are a general guide only.