



**Brunsdan**  
ASSOCIATES 

Flat 12 Grange Court, Newbury, Berkshire RG14 7PH

**Guide Price: £145,000 Share of Freehold – Ideal investment (5.8% gross yield on current rent) or first time purchase**

**Conveniently located for the town centre and railway station this 1 bedroom top floor apartment has recently been re-decorated and benefits from a generous reception room, separate kitchen, double bedroom, bathroom and a carport.**

**Communal entrance hall with stairs to first and second floor, entrance lobby with cloaks cupboard, living room, bedroom, inner lobby with additional storage and doors to the kitchen and bathroom, carport and communal gardens**

#### **THE PROPERTY**

Situated on the top floor this one bedroom apartment has been recently re-decorated and provides well presented accommodation throughout. The accommodation comprises entrance lobby with useful storage cupboard opening to the reception room which has a door to the double bedroom and inner lobby with further storage and door to the kitchen fitted with a range of wall and base units and from the inner lobby a door to the bathroom.

#### **OUTSIDE**

There are well kept communal grounds to the front of the property with access to the rear and the carport.

#### **LOCATION**

Centrally located the property is conveniently placed for Newbury town centre with its extensive range of shopping and leisure amenities. The railway station is also close by with links to London (Paddington) in approximately 60 minutes.

#### **DIRECTIONS**

From the Robinhood roundabout in Newbury proceed south on the A339. At the second roundabout by Halfords take the first turning on the left and at the mini-roundabout proceed straight over into Queens Road and continue to the end. Turn left into Boundary Road where Grange Court will be found on the right hand side.

#### **COUNCIL TAX**

We have been informed by West Berkshire District Council that the property is in **Band B** with tax payable of **£ 1,444.15** for the period 2019/2020.

#### **SERVICE CHARGE**

We are advised the service/maintenance charge is £840 per annum. This includes building insurance. We are advised there are 90 years remaining on the lease (legal costs only apply to renewing the lease).

#### **VIEWING**

By strict appointment with the vendors Sole Agents Brunsdon Associates. **01635 255501** [property@brunsden.com](mailto:property@brunsden.com) [www.brunsdon.com](http://www.brunsdon.com)

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 warranty as to the statements in these particulars which are a general guide only.

**N.B.** Some older properties may have asbestos bearing materials, please rely on your surveyor's advice.



## Energy Performance Certificate



Flat 12 Grange Court, Boundary Road  
NEWBURY  
RG14 7PH

Dwelling type: Top-floor flat

Date of assessment: 18 November 2011

Date of certificate: 21 November 2011

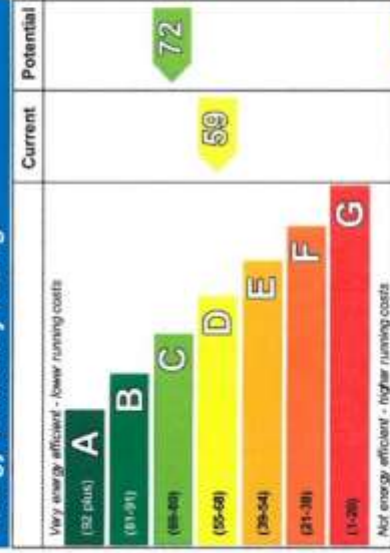
Reference number: 8994-3489-5329-1496-4993

Type of assessment: RdSAP, existing dwelling

Total floor area: 41 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating



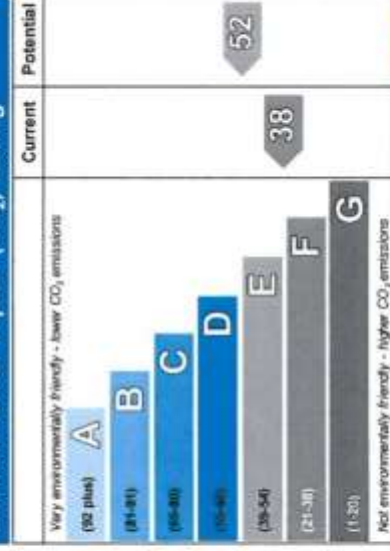
England & Wales

EU Directive 2002/91/EC



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive 2002/91/EC



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

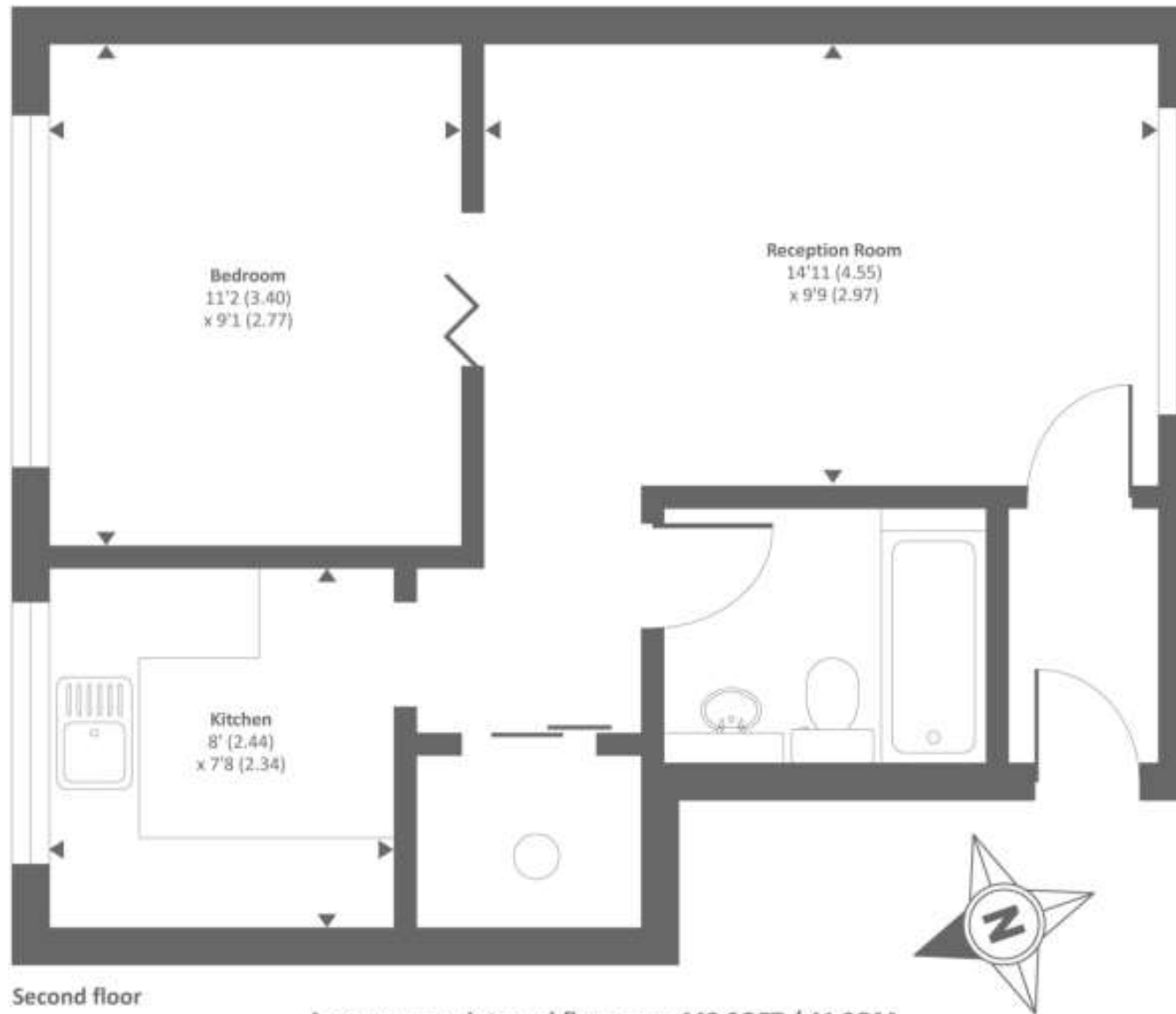
	Current	Potential
Energy use	596 kWh/m <sup>2</sup> per year	423 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.3 tonnes per year	3.1 tonnes per year
Lighting	£38 per year	£25 per year
Heating	£412 per year	£249 per year
Hot water	£105 per year	£105 per year

**You could save up to £176 per year**

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



01635 255501 [property@brunsden.com](mailto:property@brunsden.com) [www.brunsdn.com](http://www.brunsdn.com)  
The Old Axe & Compass, East End, Newbury RG20 0AA

