



## 28 WINDSOR COURT

NEWBURY RG14 5XE

A well-presented first floor two bedroom apartment located just a short walk from town centre.

The property benefits from a bright and airy sitting room with French open doors to the balcony which catches the sun in the afternoons.

This fantastic property comes equipped with a spacious double bedroom, one single bedroom, bathroom, kitchen and one parking space.



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## AT A GLANCE

562 Square feet/ 52 Square metres  
One double bedroom  
One single bedroom  
Bathroom  
Sitting room with balcony  
Kitchen  
Security entryphone  
Electric heating  
Parking

## UTILITIES

Mains water, electricity, drainage.  
Electric Heating.  
West Berkshire Council Band C  
EPC B

## LEASEHOLD DETAILS

Approx 103 Years lease remaining  
Ground rent: Approx £100 pa  
Service charge: Approx £1,400 pa  
Lease copy available on request.

## SITUATION

The property is situated in Windsor Court, a short walk from the town centre, railway station, and Canal.

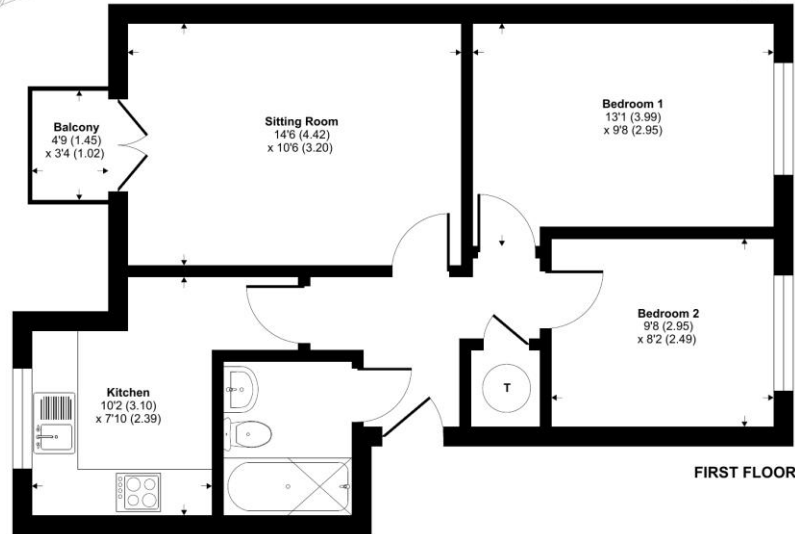
## DIRECTIONS

For sat nav RG14 5XE.

What Three Words///song.candy.bench

## Windsor Court, Newbury, RG14

Approximate Area = 562 sq ft / 52 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2022. Produced for Winkworth. REF: 091192

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## Newbury Office

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# Winkworth

See things differently.