



Town Mills, West Mills, Newbury RG14 5HW

£310,000 *Leasehold*

2 1 1

Ideally situated in the heart of the town centre, enjoying attractive WATERSIDE VIEWS, is this spacious and light-filled first floor apartment. Offering two well-proportioned DOUBLE BEDROOMS, a modern kitchen and generous open-plan living accommodation, the property is further complemented by a long lease and is offered to the market with NO ONWARD CHAIN. Newbury railway station is approximately half a mile walk away, providing convenient access for commuters.

The accommodation comprises a communal security entry system with stairs leading to the first floor. Inside the apartment is a hallway with useful storage and plumbing for a washing machine, and a bright open-plan living/dining room with built-in storage. The modern kitchen is fitted with a range of units and integrated appliances, including a dishwasher and fridge/freezer.

Both bedrooms are good-sized doubles and benefit from built-in double wardrobes. The accommodation is completed by a shower room and separate cloakroom.

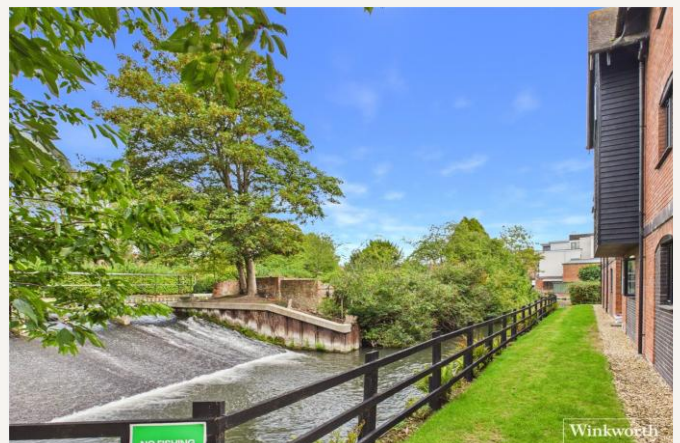
Further benefits include uPVC double glazing, electric heating, residents' parking and well-maintained communal gardens overlooking the canal.

Newbury town centre provides an excellent range of independent and high street shops, cafés, restaurants and leisure facilities, together with regular local markets. The town's mainline railway station offers direct services to Reading and London Paddington, making this an ideal location for both town centre living and commuting.

The property is connected to all mains and operates on electric heating. There are no known mobile coverage issues and there is Ultrafast broadband available in the area.

KEY FEATURES

- No Onward Chain
- Two Double Bedrooms
- First Floor
- Waterside Views
- Open Plan Lounge/Dining/Kitchen
- Shower Room and separate Cloakroom



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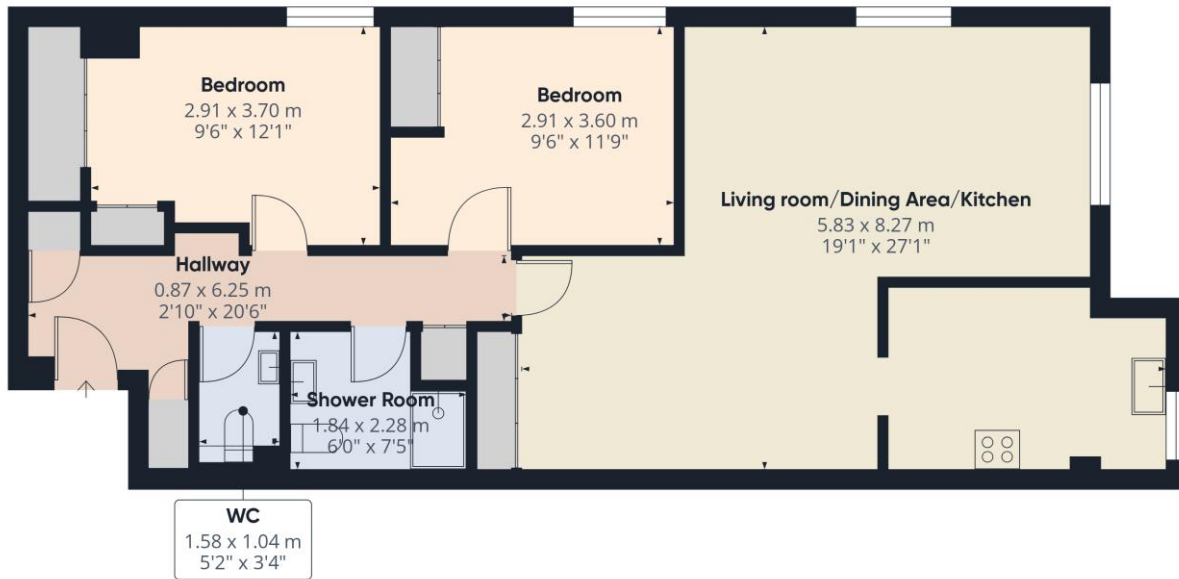
for every step...





MATERIAL INFO

Tenure: Leasehold
Term: 154 year
Service Charge: £1990 per annum
Ground Rent: £ 80 Annually (subject to increase)
Council Tax Band: C
EPC rating: B



GLA[®]
84.27 m²
907.08 ft²

(1) Finished, above grade

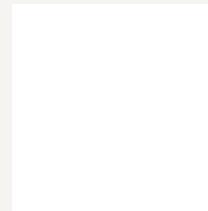
Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	81 B	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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