



Greenham Mill Newbury, RG15 5QW

A modern first floor apartment with **SOUTH FACING** balcony just 0.5 miles from Newbury train station.

Situated overlooking the mill stream and a level walk from the town center. The apartment has security entry system, double bedroom, bathroom, living room leading to a balcony and kitchen.

There is direct access to the picturesque walks along the banks of the River Kennet and Newbury Marina & is less than a mile from the prestigious Newbury Racecourse.

The property comes with allocated parking.

This property is let on an AST at a rent of £815pcm, giving a 5.4% gross yield.

*Can be sold with vacant possession if required. *

West Berkshire Council Tax Band: B
EPC: C

Superfast broadband available and some mobile strength may vary so please check with provider.

LIBRARY PHOTOS FROM PREVIOUS TENANCY



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AT A GLANCE

452 Square feet/ 42 square meters

NO ONWARD CHAIN

Double bedroom with fitted wardrobes

Living room

Kitchen

Bathroom

Balcony

Parking

UTILITIES

Mains Water

Mains Electric

Mains Drainage

LEASEHOLD DETAILS

Remaining lease Approx 150 years.

Ground rent: Peppercorn

Service charge: £889.05 April 2025 - September 2025

Block Manager: Housing Solution

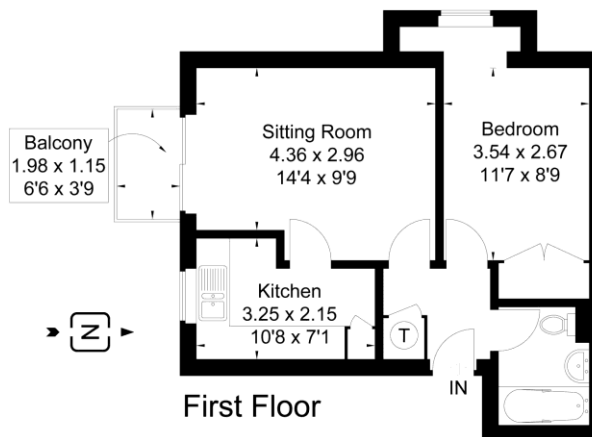
A PDF of the lease is available on request.

DIRECTIONS

What3words///earth.charge.vital

Flat 47 Greenham Mill, Mill Lane, Newbury, RG14 5QW

Approximate Gross Internal Area
42 sq m / 452 sq ft



Newbury Office

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Winkworth

See things differently.