



8 DONNINGTON ELMS

OXFORD ROAD, NEWBURY RG14 2JF

****NO ONWARD CHAIN**** A superbly presented first floor executive apartment, that has been redecorated throughout and is close to the town centre, views over the cricket field and an allocated parking space.

As you enter the property via the entrance hall, the living room is furthest down to your left. This beautiful room is dual aspect and looks over the cricket field. There are glass doors into the kitchen diner, which is fitted with white cabinets and a black worktop.

There are three great sized bedrooms, with bedroom one offering an ensuite. Bedroom one and two benefit from built in storage. The family bathroom consists of neutral tiling and a shower over the bath.

To the front of the property is the communal garden space consisting of some mature shrubs and bushes, with the rest of the gardens being laid to lawn. There is one allocated parking space (J) and visitor parking available.



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AT A GLANCE

- Two double bedrooms
- Bedroom 3/Study
- Two bath/shower rooms
- Sitting/ dining room
- Kitchen/ breakfast room
- Security entry system
- Underfloor heating
- Parking
- Communal grounds
- Views over cricket ground

UTILITIES

There is superfast broadband available in the area.
Some suppliers offer limited mobile coverage,
please check with your provider.

EPC B
West Berkshire Council Band C

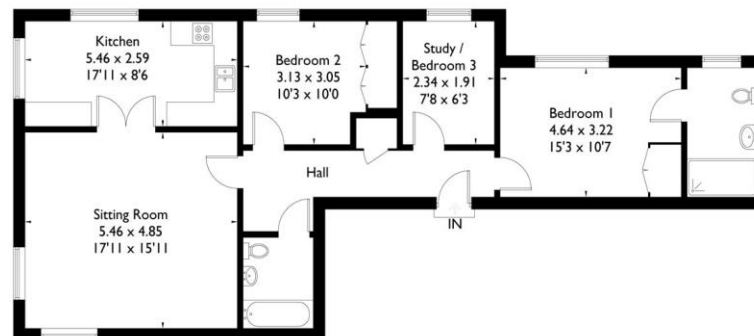
LEASEHOLD DETAILS

999 Year lease from 2004
Service Charge £1956 pa
Ground rent £250 pa (Paid six monthly).
Lovejoy Stevens are block managers
Copy lease available on request.

DIRECTIONS

What3words///rare.larger.glitz

Approximate Gross Internal Area = 98.2 sq m / 1057 sq ft



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See things differently.