



## FLAT 14 GRANGE COURT

BOUNDARY ROAD NEWBURY RG14 7PH

**ONE BEDROOM GROUND FLOOR FLAT  
WITH OFF STREET PARKING A SHORT  
WALK TO TOWN.**

\*Cash buyers only due to short lease\*

This flat is situated on the ground floor within a purpose built block. It comprises, entrance hall, sitting room, separate kitchen and bathroom. There is one double bedroom with built in wardrobes.

Outside there is car port parking and communal gardens. This property is offered with no onward chain.

Council Tax Band B

EPC D

Ultrafast broadband available in the area

No mobile coverage issues

Leasehold Details

50 years remaining

Service Charge £900 pa

Peppercorn Ground Rent



**Winkworth**

## AT A GLANCE

- 440 Sq ft/40.9 Sq Metres
- Double Bedroom
- Sitting Room
- Kitchen
- Bathroom
- Car Port Parking
- No Onward Chain
- Short lease so not suitable for mortgaging

## UTILITIES

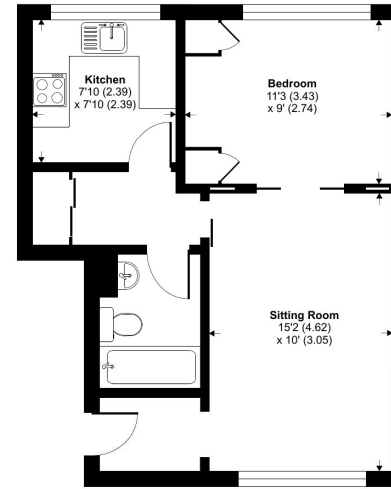
Electric Heating  
Mains Water and Drainage

## SITUATION

Grange Court is situated a short walk from Newbury Town Centre and Train Station. It is near to Newbury Racecourse and Stroud Green which is a lovely green with play area and dog walking.

## DIRECTIONS

What3words///tapes.tree.oppose



GROUND FLOOR

## Boundary Road, RG14

Approximate Area = 440 sq ft / 40.9 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). © richrecom 2024.  
Produced for Winkworth. REF: 1077652

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## Newbury Office

43 Northbrook Street, Newbury, Berkshire RG14 1DT  
01635 552552 | [newbury@winkworth.co.uk](mailto:newbury@winkworth.co.uk)

[winkworth.co.uk/newbury](http://winkworth.co.uk/newbury)

# Winkworth

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