



# 11 DONNINGTON ELMS

NEWBURY RG14 2JF

A superbly presented apartment close to Vodafone and Waitrose.

The apartment is on the top floor and has lovely views over the Cricket Field.

There is a spacious dual aspect sitting/dining room, a well fitted kitchen/breakfast room with fitted appliances, study/ bedroom three, master bedroom with ensuite shower room, further double bedroom and a family bathroom.

There are also communal grounds and an off road parking space.

No onward chain



**Winkworth**



Approximate Floor Area = 94.3 sq m / 1015 sq ft



## AT A GLANCE

1015 Square feet/ 94 Square metres  
Three Bedrooms  
Two bath/shower rooms  
Sitting/ dining room  
Study/ bedroom three  
Kitchen/ breakfast room  
Security entry system  
Underfloor heating  
Parking  
Communal grounds  
Views over cricket ground  
No onward chain

## UTILITIES

Mains water, electricity, drainage.  
Electric heating.  
West Berkshire Council Band C  
EPC D

## LEASEHOLD DETAILS

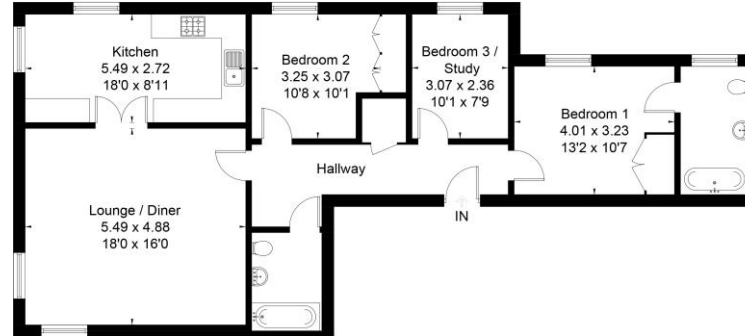
999 Year lease from 2004  
Service Charge 21/22 £1428  
Ground rent £250 pa (Paid six monthly).  
Henwick Properties are block managers  
Copy lease available on request.

## SITUATION

The flat is situated in an exclusive development and overlooking the Cricket Field.

## DIRECTIONS

For sat nav RG14 2JF What three words///  
icons.family.lovely



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## Newbury Office

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# Winkworth

See things differently.