



## 26 Champlains Reach RG14 7LX

**A fantastic top floor two bedroom apartment in the heart of Newbury.**

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The property is only a few minutes walk from the town centre and railway station and comprises entrance hall, open plan sitting/dining and kitchen area, two double bedrooms, en suite and a family bathroom.

The property is heated with electric underfloor heating.

Off road parking and communal grounds. 6.5% rental yield.

EPC band C

West Berkshire Council Band C



**Winkworth**

# 26 St Johns Road, Newbury, RG14 7LX

Approximate Gross Internal Area  
68 sq m / 732 sq ft

## AT A GLANCE

\*NO ONWARD CHAIN\*

Two double bedrooms  
Ensuite  
Family bathroom  
Sitting/dining/ kitchen  
Parking

## UTILITIES

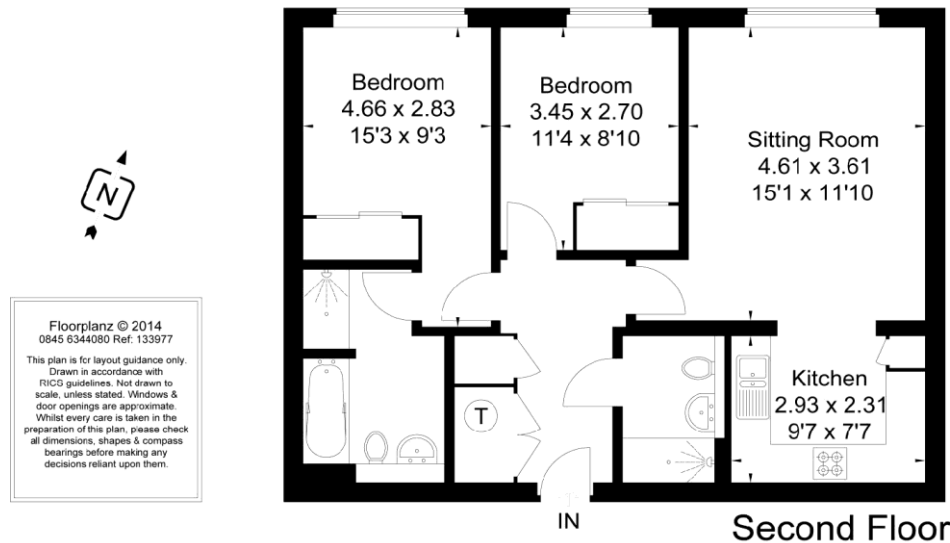
Mains electric  
Mains drainage  
Mains Water

## LEASEHOLD DETAILS

Block Managers: HC Block & Estate  
Management Ltd  
Approx 105 years lease remaining.  
Ground rent £300pa  
Service Charge £1,680pa

## DIRECTIONS

What3words:///haven.civil.cheer



## Newbury Office

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# Winkworth

See things differently.