



## FLAT1, 8 DONNINGTON SQUARE NEWBURY RG14 1PJ

A spacious duplex apartment in a stunning period building with access to fabulous gardens.

The Apartment is on the first and top floors of this landmark building and has reception hall, bedroom with built in storage and a bathroom on the first floor.

The original staircase leads up to the top floor with a well-proportioned sitting room overlooking the gardens, a stylish kitchen with enough room for a table that occupies the tower and is bright and airy and a good sized double bedroom with lots of built in wardrobes.

The apartment has access to the most beautiful communal grounds to the rear and a garage.

No onward chain.



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## AT A GLANCE

1024 Square feet/ 95 Square metres  
Duplex Apartment  
Two bedrooms  
Bathroom  
Sitting room  
Kitchen/breakfast room  
Garage  
Beautiful communal gardens  
No onward chain

## UTILITIES

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

## LEASEHOLD DETAILS

189 years from 1992.  
Ground rent approx £100 pa.  
Service charge Approx £1600 pa  
Building insurance Approx £213 pa  
Lease available on request.

## SITUATION

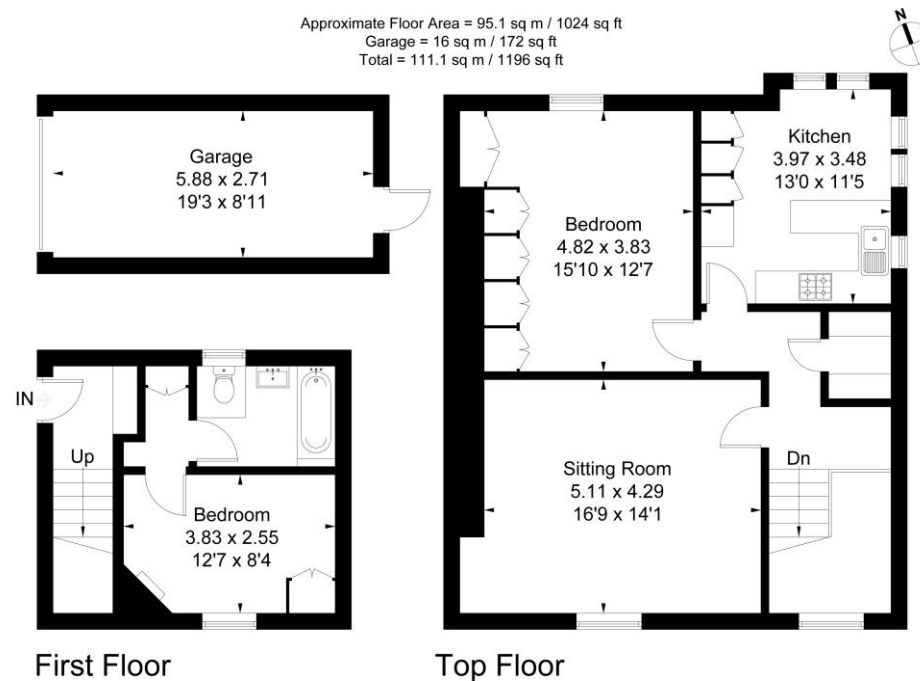
The flat is situated in Donnington Square, a highly sought after square of period houses, a short distance from the town and Waitrose.

## DIRECTIONS

For sat nav RG14 1PJ, there is a board at the property.

What Three Words/// [best.shares.grab](https://www.what3words.com/best/shares/grab)

Approximate Floor Area = 95.1 sq m / 1024 sq ft  
Garage = 16 sq m / 172 sq ft  
Total = 111.1 sq m / 1196 sq ft



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## Newbury Office

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# Winkworth

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