



Flat 11 Discovery Court RG14 7NS

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

The property has two double bedrooms both with built in wardrobes, the master having a stylish ensuite shower room, a family bathroom with shower over the bath, a really good sized open plan living area with impressive fully fitted kitchen.

There is a good hallway with built in utility cupboard housing the washing machine, security entry system and an allocated parking space.

Estimated rental yield of 6.5%.

Superfast Broadband available with no known mobile issues.

West Berkshire Council Tax band C
EPC: C



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AT A GLANCE

Stunning top floor apartment
Two double bedrooms
Ensuite shower room
Family bathroom
Open plan living area
Fully fitted kitchen
Double glazing
Parking
Just 0.2 miles from Newbury station and town centre

UTILITIES

Mains Electric
Mains Water
Mains Drainage

LEASEHOLD DETAILS

Block Managers: Henwick Properties
Approx 102 years lease remaining
Ground rent £150pa
Service Charge £1,170pa

DIRECTIONS

What3words///jets.plan.shrimp

Catherine Road, Newbury, RG14

Approximate Area = 775 sq ft / 72 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1288361

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