



DOWNER & CO

TRUSTED SINCE 1988

12 Victoria Grove, Newbury RG14 7RA
Price: £215,000

Features.



Description.

Located within a short walk of the mainline rail station to London Paddington, the town centre and Racecourse is a well presented two double bedroom ground floor flat. The property has been well looked after by the current owner and is ready to move into.

The spacious accommodation consists of communal security entry system, through personal front door to hall, open plan living dining room with box bay window to front, kitchen, master bedroom with en-suite, further double bedroom and family bathroom. Outside there are well maintained communal gardens, allocated parking for one car and visitors parking. Benefits include upvc double glazing and gas-fired central heating.

Lease details & outgoings:

Service Charge: £174.56 p.c.m

Ground Rent: peppercorn.

Lease: Approx. 103 years remaining.



Location.

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.





Approximate Gross Internal Area
64.02 sq m / 689.10 sq ft

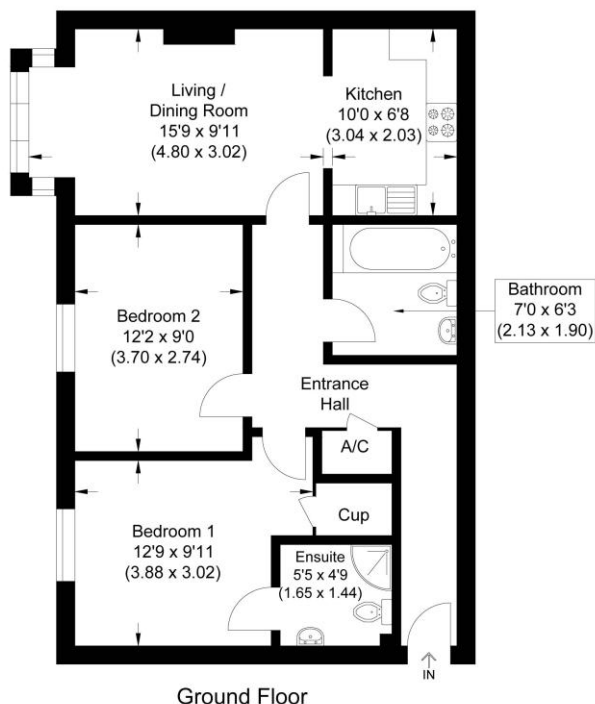
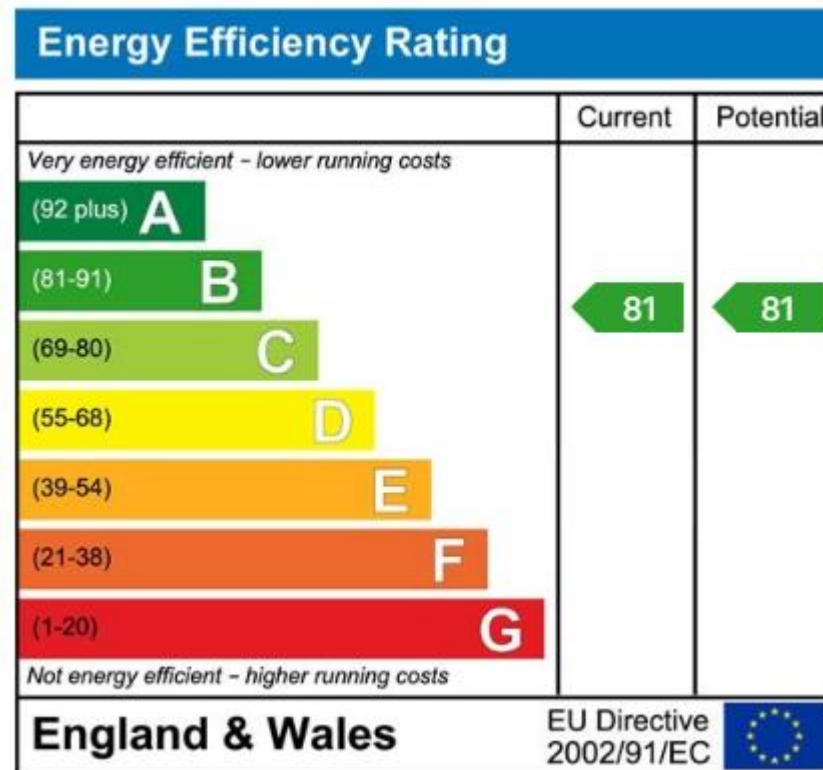


Illustration for identification purposes only, measurements are approximate, not to scale.



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: B

COUNCIL TAX BAND: C
2026/2027: £2,268.74.

TENURE: LEASEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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