



**44 CHATHAM HOUSE**  
Guide Price £225,000

**Carter Jonas**

## **44 CHATHAM HOUSE RACECOURSE ROAD NEWBURY RG14 7GJ**

- Newbury town and mainline station within walking distance
- M4 (J13) and A34 within easy reach

Upper floor apartment · security entry phone system · large reception room with open plan fitted kitchen · bedroom · high quality bathroom with bath and shower · long balcony with views · private parking · available chain free · Council Tax Band C · Energy Rating B

### **SITUATION**

Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

### **DESCRIPTION**

This extremely spacious one bedroom apartment is situated on the upper floor of this highly desirable and popular development on the Racecourse. The accommodation flows well with a large living space open plan to a luxurious and well-equipped fitted kitchen with integrated appliances. This room leads to a large balcony with plenty of room for sitting and enjoying outside. There is a comfortable double bedroom with built in wardrobes and additional access to the balcony. The accommodation is completed by a well finished bathroom in classic white.

**A WELL PRESENTED AND EXTREMELY SPACIOUS 1 BEDROOM APARTMENT ON THIS LANDMARK DEVELOPMENT WITH A LARGE BALCONY, LIFT SERVICE AND PRIVATE PARKING, OFFERED FOR SALE CHAIN FREE.**



## OUTSIDE

This flat has private parking for one car.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold - 125 years from 2014. Ground Rent: £330 per annum. Service Charge: £1,730 per annum

**Services:** All mains services connected, gas fired central heating

**Local Authority:** West Berkshire Council - 01635 551111

**Council Tax:** Band C

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG14 7GJ





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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