



44 CHATHAM HOUSE
Guide Price £214,950

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: £185 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





Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

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		

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.