



LEASEHOLD GUIDE PRICE
£165,000
26 Victoria Grove
Newbury RG14 7RA



An immaculate, spacious top floor apartment in a prime central location, just a short walk to Newbury town centre and railway station, benefitting from new kitchen and bathroom, and allocated parking.

- Central location
- 10-minute walk to railway station and town centre
- Close to shops and amenities
- Top floor accommodation
- 624 square feet
- New high-spec kitchen and bathroom
- Lovely views from living room window
- Built in storage and loft access
- Allocated parking space
- Communal gardens



LOCATION

Victoria Grove is ideally located just a 10-minute walk to Newbury town centre and railway station, with shops and amenities close by. As well as being home to Newbury Racecourse, the town itself offers a comprehensive range of shopping, leisure and educational facilities. Newbury is the headquarters of Vodafone UK and offers a railway station on the direct line to London Paddington (fast train to Paddington has an approx. travel time of 41 minutes). There are also excellent road links via the A34 and M4 motorway, a convenient commute for those working in Reading, Oxford and Southampton.

DESCRIPTION

This beautifully presented top floor apartment is much larger than a standard 1-bedroom apartment at 624 square feet. The spacious accommodation comprises entrance hallway with two storage cupboards and a hatch into the loft (used for storage), large open-plan kitchen/dining/living room with lovely views from the window and enough space to have an office setup. The high-spec kitchen has been recently refitted and includes integrated fridge/freezer, washing machine, dishwasher, gas cooker and electric oven, as well as Quartz worktops. There is a large bedroom with lots of space for wardrobes and other furniture, then the bathroom, which has been recently refitted to a very high specification, has a shower over the bath and heated towel rail. The property further benefits from a water softener and pressure pump.





OUTSIDE

The property has an allocated parking space, as well as extra spaces for visitors. All communal areas are very well kept, including the communal gardens and internal areas.

SERVICES

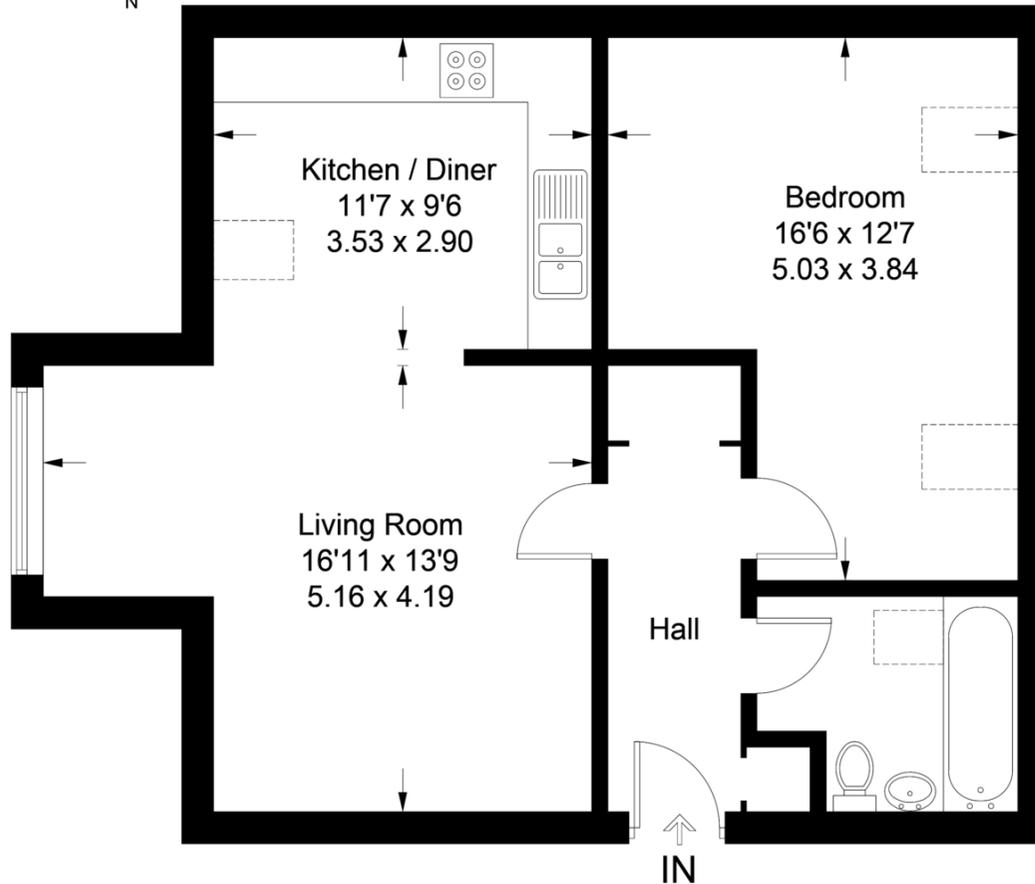
All mains services are connected. The property operates on gas fired central heating and benefits from double glazing. Fast broadband speeds are available.





26 Victoria Grove

Approximate Gross Internal Area = 58 sq m / 624 sq ft



DIRECTIONS

From our office in Newbury, head south on Bartholomew Street going straight on at the traffic lights, then at the roundabout, take the first exit onto St Johns Road. At the next roundabout take the second exit, then at the mini roundabout take the second exit onto Queens Road. Victoria Grove is the first right turning and number 26 is found in the block on the left side.



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