



## **FLAT 5 WARD HOUSE**

Guide Price £217,500

**Carter Jonas**

## FLAT 5 WARD HOUSE STEEL CLOSE NEWBURY RG14 7DT

- Newbury town and mainline station less than 1 mile
- A34 and M4 (J13) within easy access
- Walking distance to the retail park and a range of shopping facilities

Communal entrance hall with entry video phone system  
· front door to the apartment with entrance hall and storage cupboard · impressive open plan kitchen/living room with Juliet balcony with sliding door · bedroom with built in wardrobe · beautiful fully tiled generous bathroom with utility cupboard · high quality fixtures and fittings throughout · bin and bike store · parking for one vehicle · Energy Rating B

### SITUATION

Ward House is located in a small, new development called Steel Close which is situated on the south side of Newbury. The property is positioned within easy access of the town centre, mainline railway station and a range of local shopping facilities. 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

Flat 5 Ward house is situated in a small contemporary development constructed by Palady Homes, who are award-winning local developers and has been built to a very high standard with good quality fixtures and fittings.

**AN IMMACULATLY PRESENTED 1 BEDROOM FIRST FLOOR APARTMENT, MUCH IMPROVED AND WELL MAINTAINED BY THE CURRENT OWNER SITUATED IN THIS ATTRACTIVE MODERN DEVELOPMENT, PROVIDING LIGHT AND LUXURIOUS ACCOMMODATION WITH A HIGH SPECIFICATION THROUGHOUT AND PRIVATE PARKING.**



The property has a modern contemporary feel with a smart communal entrance and security entry telephone system. The private front door opens to a spacious entrance hall with cloak cupboard for storage. A particular feature of the property is the lovely open plan kitchen/living room with full high quality Karndean flooring with a fitted kitchen with space for a centre island providing high quality built-in appliances including an oven, dishwasher and hob and a smart dual aspect living area with Juliet balcony with a westerly aspect for sun sets. The property also offers a good sized main bedroom with built-in double wardrobe. A large luxurious bathroom with useful utility cupboard with gas central heating boiler and washer/dryer completes the accommodation.

### OUTSIDE

There is a parking space allocated to the apartment, an area of open communal and a bike shed and bin store.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold 150 years from 2020. Ground rent £250 per annum. Service charge approximately £1200 per annum

**Services:** All main services connected, including gas fired central heating

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

**Council Tax:** Band B

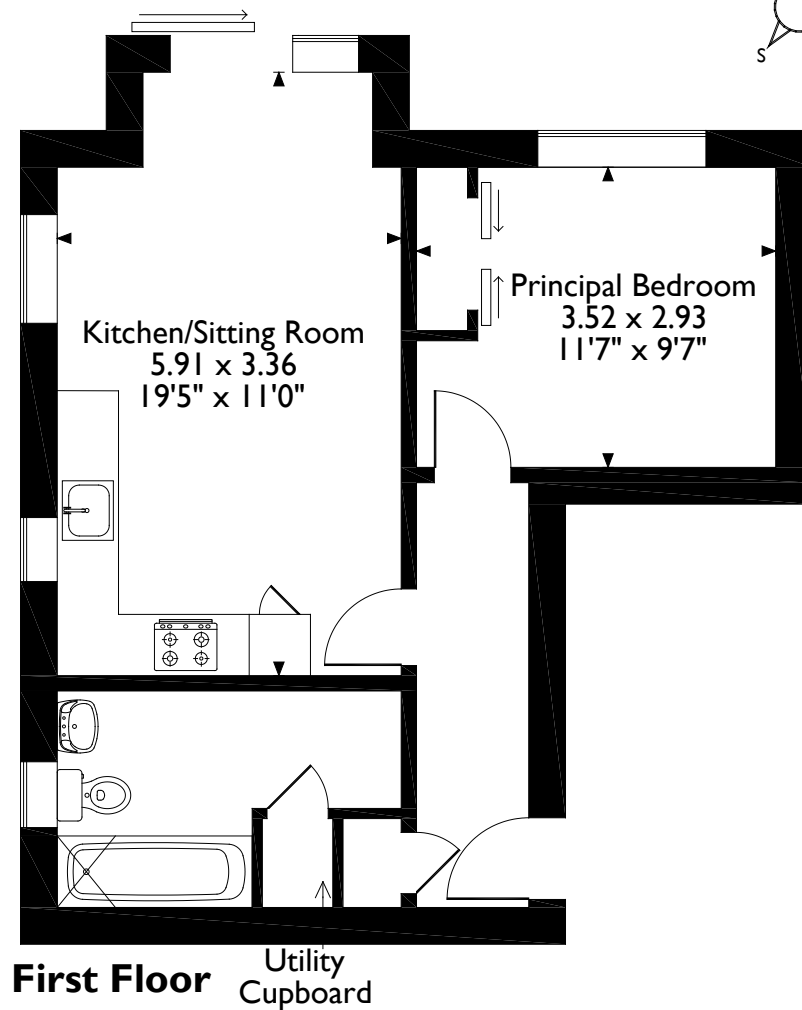
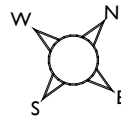
**Viewing:** By prior appointment through the Newbury office 01635 263010

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



# Flat 5 Ward House, Steel Close, Newbury

Approximate Gross Internal Area  
43 Sq M/463 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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