



LEASEHOLD OFFERS OVER

£150,000

Flat 41 Ladle House

Newbury RG14 2FS



*** No onward chain & cash buyers only***

A well-presented top floor apartment benefitting from a modern open plan living & located in a popular development, with allocated parking.

- Top floor apartment
- Modern open plan living
- Built-in kitchen appliances

- Large, double bedroom
- White bathroom suite
- Allocated parking



SITUATION

Ladle House is located in Carcaixent Square, a quiet residential development in the heart of Newbury. As well as being home to Newbury Racecourse, the town itself offers a comprehensive range of shopping, leisure and educational facilities, in addition boasting a large park just minutes away from the town centre, Victoria Park, which is next to the canal with an impressive open space and excellent sport 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 top floor flat is one of 43 apartments in Ladle House. The flat has a spacious open plan living/dining/kitchen area, a double bedroom with fitted wardrobes and a white bathroom suite, with shower over bath. The kitchen is fitted with modern appliances, including a dishwasher, oven, and hob. A superb investment opportunity with excellent buy to let potential.





OUTSIDE

There are communal gardens with seating and allocated parking.

SERVICES & MATERIAL INFORMATION

All mains services are connected except for gas.

EPC rating: D

Council tax band: B

Length of lease (years remaining): 121 years from date of listing.

Annual ground rent amount: £172.50

Ground rent review period: 10 years

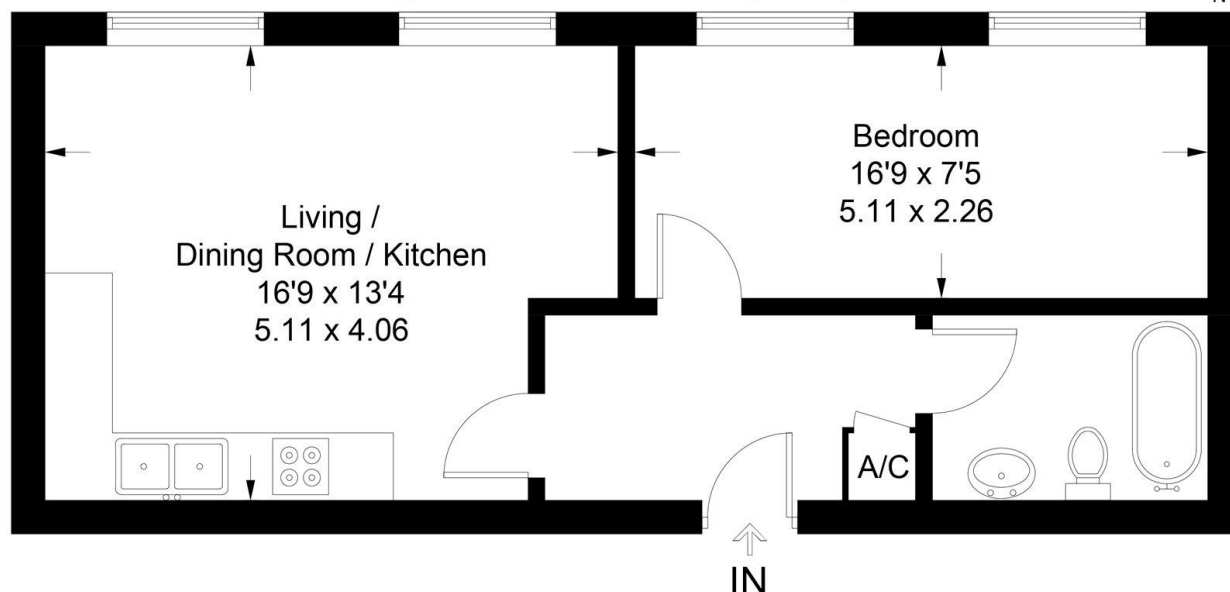
Annual service charge amount: £1,435.86

Service charge review period: Annually



41 Ladle House

Approximate Gross Internal Area = 42.0 sq m / 452 sq ft



DIRECTIONS

From the Robin Hood roundabout, head east on the A4 towards Thatcham. Pass the BP garage on the left, then turn left at the roundabout into Newbury Business Park. At the next roundabout, turn left and the property is located on the left.



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