



All enquiries Ref: James Paterson



- Long leasehold ground floor self-contained flat requiring modernisation
- Full vacant possession

Location:

The property is situated on Green Lane between its junctions with Craven Road and St George's Avenue. Public transport links include Newbury Mainline Railway Station together with a network of local bus services serving the surrounding vicinity. Road links include the A34 and the M4 Motorway (Junction 13). Shopping amenities can be found locally within Newbury Town Centre, with an extensive range of shops, bars and restaurants being found in Park Way Shopping Centre and Reading Town Centre. Recreational pursuits can be found locally at the open spaces of Victoria Park, Northcroft Leisure Centre Grounds and the Kennet & Avon Canal.

Description:

Long leasehold ground floor self-contained flat requiring modernisation.

Accommodation:

Ground floor: One bedroom, reception room, kitchen, bathroom/WC, hallway
Gross Internal Area GIA: Approximately 46 sq m (498 sq ft)

EPC rating: D

Council Tax Band: B

Lease:

Sold with the benefit of a new long lease for a term of 990 years from 30th July 2026 – please refer to the legal documentation on our website for further information.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

