



Stroud Green, Newbury, RG14

£206,950

Guide Price

Tenure: Shared Freehold, **Bedrooms:** 2

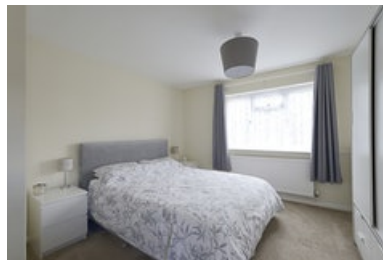
An immaculately presented two double bedroom, first floor apartment with a south facing balcony, situated in a prime residential location in the sought after Stroud Green area. The property is within short walking distance of Newbury railway station, town centre and Newbury racecourse. Tenure: Share

Key features:

- Two double bedrooms
- Living room
- South facing balcony
- Kitchen
- Bathroom
- Double glazed & gas central heating
- Single Garage & communal parking
- Council tax band B
- Close to local amenities
- Share of Freehold (997 year lease)

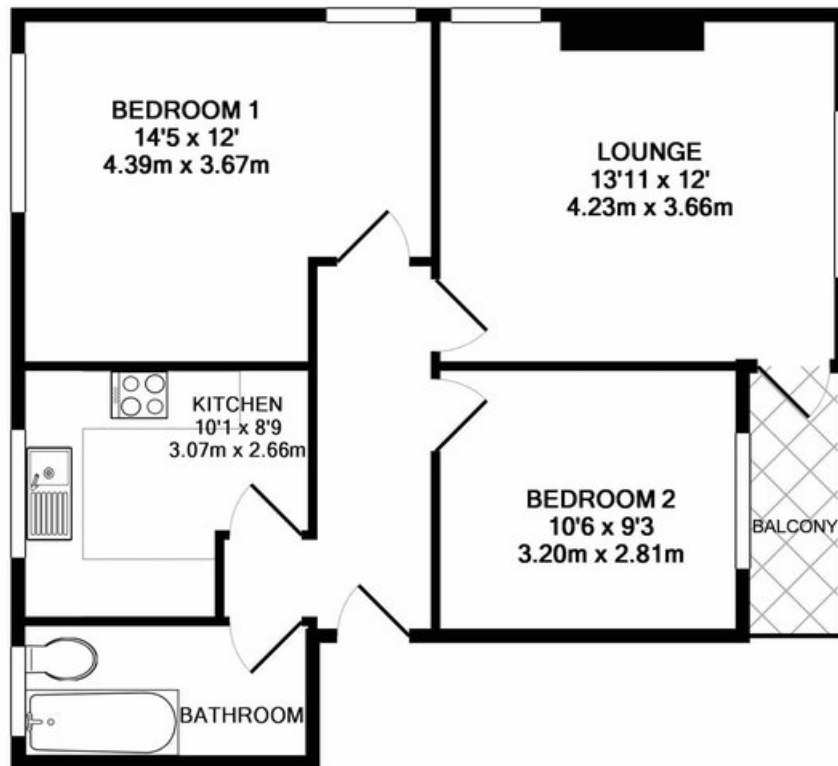
Extra info:

- **Property Age:** 39 years
- **Council Tax:** Band B (£144.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



An immaculately presented two double bedroom, first floor apartment with a south facing balcony, situated in a prime residential location in the sought after Stroud Green area. The property is within short walking distance of Newbury railway station, town centre and Newbury racecourse. Tenure: Share of Freehold The property has been completely redecorated throughout and is in excellent condition. The property is very light and airy and comprises:- Communal entrance hallway and stairs rising to the first floor, entrance hallway, large lounge with door leading to the balcony, kitchen, bathroom and two double bedrooms. The property benefits from having gas central heating and double glazing throughout. Outside there is a communal car park and single garage in a block. There is also a communal garden area to the rear.

Floor plan:



TOTAL APPROX. FLOOR AREA 604 SQ.FT. (56.1 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate HM Government

Flat 29, Wentworth Court, Stroud Green, NEWBURY, RG14 7JB

Dwelling type: Mid-floor flat	Reference number: 0843-2883-6650-9726-2035
Date of assessment: 27 May 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 27 May 2016	Total floor area: 76 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,334
Over 3 years you could save	£ 921

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 324 over 3 years	£ 162 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 921 over 3 years </div>
Heating	£ 1,674 over 3 years	£ 912 over 3 years	
Hot Water	£ 336 over 3 years	£ 339 over 3 years	
Totals	£ 2,334	£ 1,413	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4caf50; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #8bc34a; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #e91e63; color: white; text-align: center;">(1-20) G</td></tr> </table> <p style="font-size: x-x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: x-small;">Current</th></tr> <tr><td style="text-align: center; font-size: 2em;">68</td></tr> </table>	Current	68	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: x-small;">Potential</th></tr> <tr><td style="text-align: center; font-size: 2em;">73</td></tr> </table>	Potential	73	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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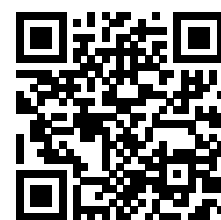
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 645
2 Low energy lighting for all fixed outlets	£35	£ 135
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 141

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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