



**8 ODDFELLOWS HALL**  
Guide Price £200,000

**Carter Jonas**

## **8 ODDFELLOWS HALL CRAVEN ROAD NEWBURY RG14 5AE**

– Newbury and Newbury station within walking distance

A superbly presented 2 bedroom flat in an historic building located in central Newbury · private parking · communal courtyard · share of freehold · walking distance of train station · security entry phone system · open plan reception and modern, recently well equipped fitted kitchen · fibre broadband to the property · Energy Rating D

### **SITUATION**

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**

The spacious accommodation comprises security entry system, communal hall with stairs, own entrance, hall, open plan living/dining room leading to a very impressive kitchen, principal bedroom with built-double wardrobes, further bedroom and bathroom. Benefits include many retaining period features including high ceilings throughout, original decorative fireplaces and beautiful sash windows allowing for floods of natural light.

**A STUNNING GRADE II LISTED, TOP FLOOR, TWO BEDROOM CHARACTER APARTMENT CONVERSION, IDEALLY SITUATED IN THE HEART OF THE TOWN AND JUST A STONE'S THROW FROM THE RAIL STATION.**



## OUTSIDE

The property comes with allocated off-road parking and a private secure communal courtyard.

## ADDITIONAL INFORMATION

**Tenure:** Share of Freehold with Leasehold - 104 years, service charge £1800 p.a. and peppercorn ground rent

**Services:** Mains water, electric and drainage. Electric central heating

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

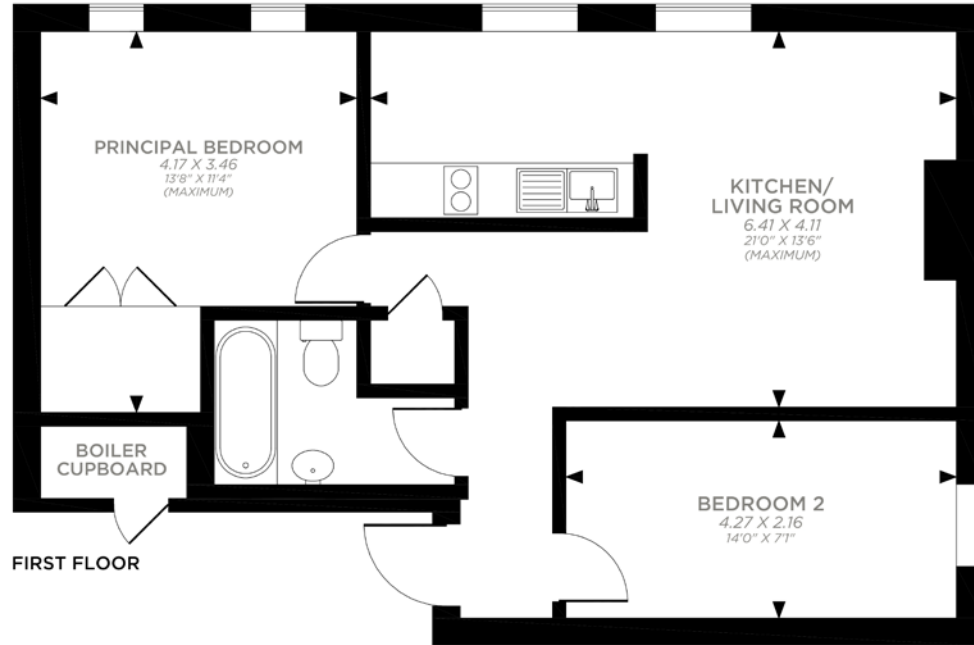
**Council Tax:** Band C

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

**Directions:** Please use postcode RG14 5AE



ODDFELLOWS HALL, CRAVEN ROAD, NEWBURY  
 APPROXIMATE GROSS INTERNAL AREA  
 MAIN HOUSE = 604 sq ft / 56 SQ M  
 BOILER CUPBOARD = 14 sq ft / 1 SQ M  
 TOTAL = 618 SQ FT / 57 SQ M



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

**Newbury 01635 263000**  
 newbury@carterjonas.co.uk  
 51 Northbrook Street, Newbury, RG14 1DT

**carterjonas.co.uk**  
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