

SANSOME  
& GEORGE



## 1 bed studio flat to buy in RG20

Phoenix Court, Kingsclere, Newbury,  
Hampshire, RG20 5PH

**£90,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE  
ONLINE BIDDING - T&Cs APPLY
- ✓ Ground Floor Studio Apartment
- ✓ Shower room
- ✓ Allocated Parking
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Located in the very sought after village of Kingsclere is this GROUND FLOOR STUDIO apartment. The property is offered with No Onward Chain and would make an ideal investment or first time purchase. The accommodation offers a living room/bedroom, kitchen and shower room. Outside you will find an allocated parking space for one car. Local shops and public houses are within a short walk is a bus stop. An internal viewing of this property is highly recommended to avoid disappointment!

The property currently has a tenant-in-situ, paying £820pcm, making this an excellent investment property.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 150

Annual Ground Rent Amount: £1.00

Annual Service Charge Amount: £150.00

Price: Starting Bid £90,000

Property Type: Studio flat

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Approximate total area<sup>(1)</sup>  
230 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standards. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Phoenix Court, Kingsclere, Newbury, Hampshire, RG20 5PH

Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

