

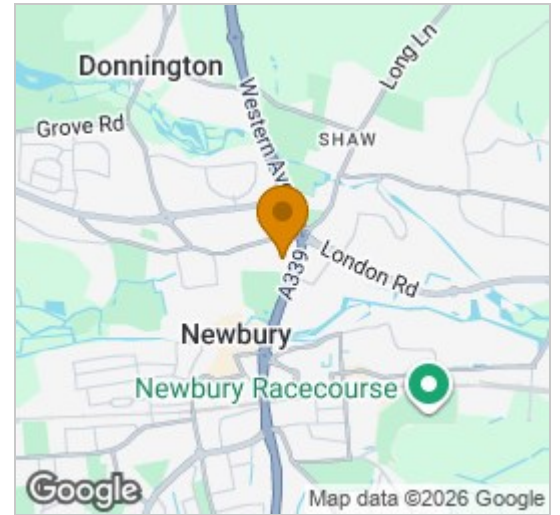
54 Charlton Place  
Newbury, Berkshire, RG14 1EX  
£1,050 PCM



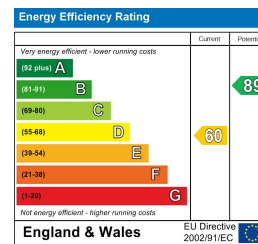
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Girard Lettings Office on 01635 551911 if you wish to arrange a viewing appointment for this property or require further information.

- Econ 7



Smart 1 bedroom house within a few minutes walk to the town centre, Newbury mainline station and with excellent road links to the A339/A34/M4.

Located on the edge of Victoria Park in the centre of Newbury lies this smart, light accommodation comprising front door to lounge with large bay window and kitchen off.

Upstairs is a small landing with double bedroom off including storage cupboard and dual aspect windows and then a bathroom with shower over bath.

Outside there is a private enclosed garden and allocated parking for 1 car. Perfect for a single or couple looking for easy access to main road links, Newbury mainline train station and town centre amenities.

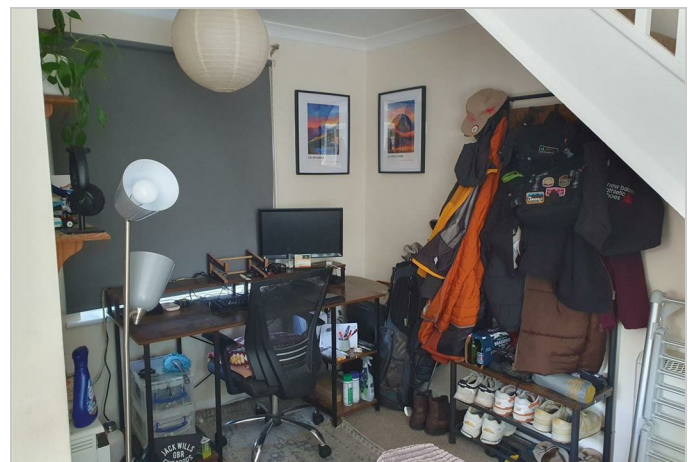
AVAILABLE MID JULY

EPC: Band D.

COUNCIL TAX: Band B = £1,985.15 for 2026/27

ENERGY: Mains electric. Electric Heating throughout

INTERNET & MOBILE: Further information on availability and speeds can be found at



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.

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