



**Brunsd**  
ASSOCIATES 

Apartment 1, The Harrow, Newbury Road, Headley RG19 8LG

**Guide Price: £190,000 – Long 999 Year Lease – Investment buyers only – Tenants in Situ (6 months tenancy) – c.4.73% gross yield**

**Superior ground floor 1 bedroomed conversion/new build apartment in a village location with off road parking.**

**A completed top quality redevelopment of a former Country Inn to just four spacious apartments.**

**The apartment has a well-equipped fitted kitchen with integrated appliances including a hob, oven, dishwasher, washing machine and fridge/freezer, en suite to master bedroom, floor coverings included, modern heating system, 10 year warranty, allocated parking**

#### **THE PROPERTY**

A top quality conversion of a former Public House by a local builder/developer.

#### **TENURE**

New 999 Year Lease. Ground rent and service charges to be advised.

#### **OUTSIDE**

There is a tarmac drive leading to the rear of the building with allocated parking and a communal garden.

#### **LOCATION**

Headley/Ashford Hill is a thriving village community conveniently located for Newbury, Basingstoke and Kingsclere, giving access to the M3 and M4. The village offers a good range of facilities including a community shop and local infant/junior school.

#### **DIRECTIONS**

Leave Newbury on the A339 Basingstoke Road, pass New Greenham Park and head towards Basingstoke. Climb the hill and the site will be seen on the left hand side before Headley tyres.

#### **COUNCIL TAX**

Has not yet been assessed.

#### **VIEWING**

By strict appointment with the vendors Sole Agents Brunsdon Associates. **01635 255501** [property@brunsden.com](mailto:property@brunsden.com) [www.brunsdon.com](http://www.brunsdon.com) IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunsdon Associates Estate Agents try to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey. Please note that some photographs have been taken with a wide-angle lens. No partner or employee of the business has the authority to give any warranty as to the statements in these particulars which are a general guide only.

**NB.** Some older properties may have asbestos bearing materials, please rely on your surveyor's advice.





# Energy Performance Certificate



Flat 1, The Harrow, Newbury Road, Headley, THATCHAM, RG19 8LG

Dwelling type: Ground-floor flat  
 Date of assessment: 09 October 2018  
 Date of certificate: 13 December 2018  
 Reference number: 8288-7720-6609-0091-4902  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 63 m<sup>2</sup>

## 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:

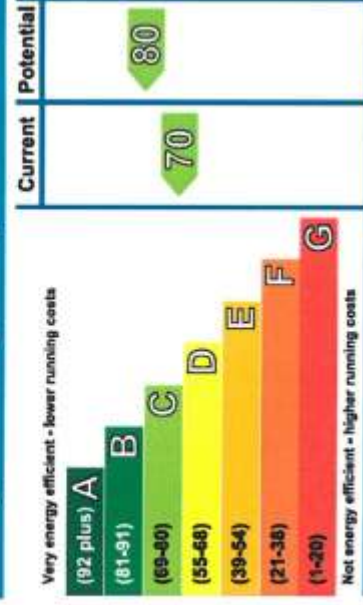
Over 3 years you could save	£ 1,986
	£ 621

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 174 over 3 years	
Heating	£ 1,245 over 3 years	£ 783 over 3 years	
Hot Water	£ 579 over 3 years	£ 408 over 3 years	
<b>Totals</b>	<b>£ 1,986</b>	<b>£ 1,365</b>	

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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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.

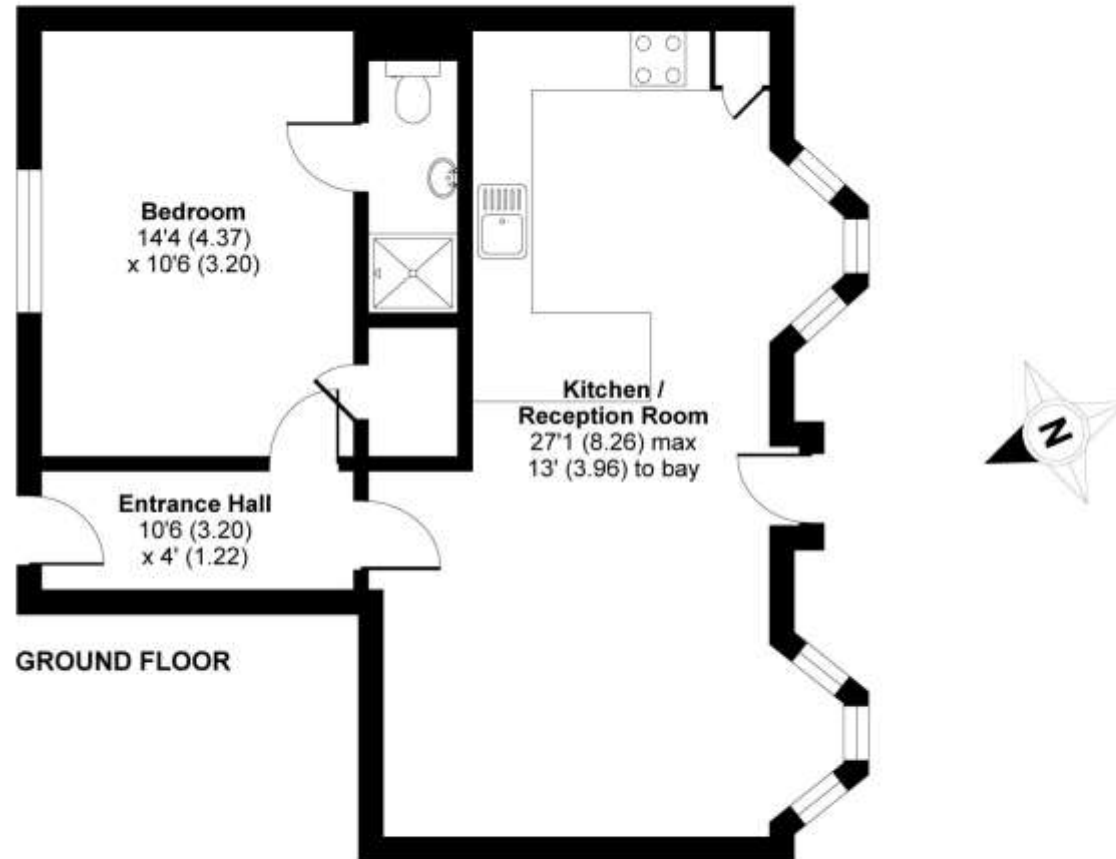
## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 High heat retention storage heaters	£800 - £1,200	£ 534
2 Heat recovery system for mixer showers	£585 - £725	£ 87

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](http://www.gov.uk/energy-grants-calculator) or call 0300 123 4234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

# 1 Newbury Road, Headley, Thatcham, RG19 8LG

APPROX. GROSS INTERNAL FLOOR AREA 593 SQ FT 55 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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