



Brunsd
ASSOCIATES 

1 Benedict Court, Newbury, Berkshire, RG14 1AR

Guide Price: £205,000 – Leasehold

A well presented ground floor retirement apartment with a southerly aspect looking out to the gardens situated in this McCarthy & Stone development conveniently placed for the town centre

Entrance hall, reception room with patio doors to garden, kitchen, double bedroom with built-in wardrobes, shower room, plenty of storage, patio area and well kept communal grounds, security entry phone system, communal lounge, kitchen & laundry room, resident house manager, guest room available

THE PROPERTY

The apartment is located on the ground floor to the rear of the development with a lovely south facing outlook over the well tended communal grounds. The property is one of the larger one bedroom apartments in the development. The accommodation comprises entrance hall with plenty of storage, a generous reception room with doors out onto the patio and communal gardens, modern fitted kitchen, double bedroom with built-in wardrobes and shower room. There is also the use of a communal lounge, kitchen and laundry room with a resident house manager available during office hours from Monday – Friday, and a 24 hour careline service with pull cords in the hall and bathroom and a personal pendant alarm. A guest room is also available to book via the house manager.

OUTSIDE

There is a small patio leading directly from the property opening onto the well kept communal grounds which are mainly laid to lawn with inset flower beds and a variety of mature plants and shrubs.

LOCATION

Newbury is a pretty market town which offers a comprehensive range of shopping, leisure and recreational facilities, direct rail links to London Paddington and has excellent road communications with easy access to the A4, A34 and M4 at junction 13.

DIRECTIONS

From Newbury head North on the A339 and follow the signs for the A4, Hungerford. Once on this road continue over the first roundabout the McCarthy & Stone development is situated on the left hand side, take the next turning on the left and turn left into the development.

COUNCIL TAX

We have been informed by West Berkshire Council that the property is in **Band C** with tax payable of **£1,502.97** for the period 2018.

SERVICES

Mains water and electricity, mains drainage. 125 Year lease from 2009. Annual maintenance charge is £1,543.82 per annum, £128.65 per month which includes water charges. Annual ground rent currently £425.00.

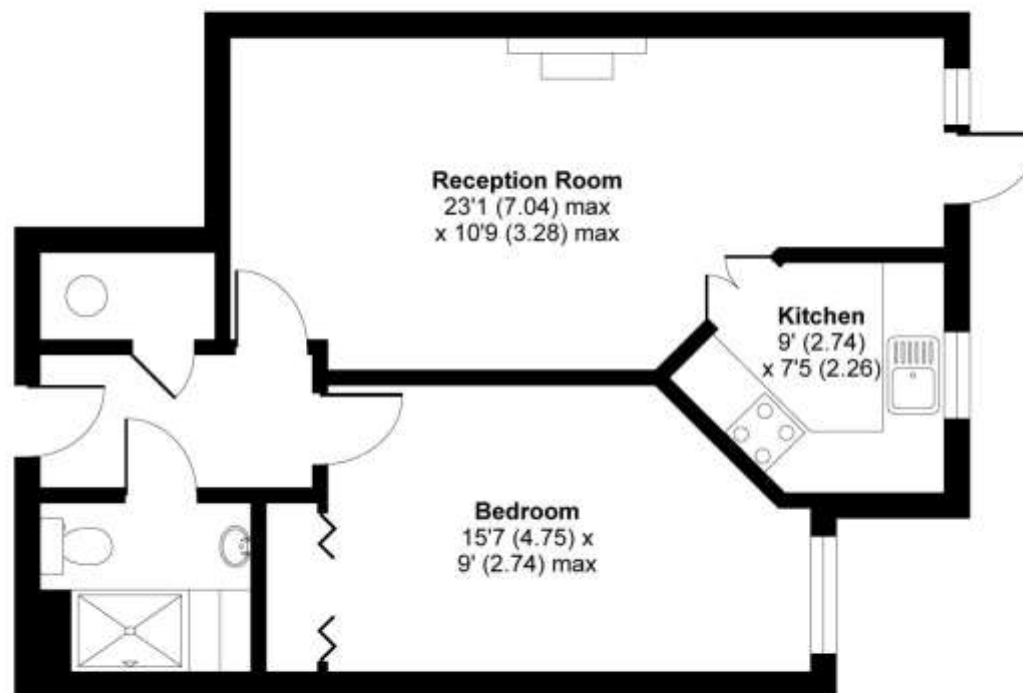
VIEWING

By strict appointment with the vendors Sole Agents Brunnsden Associates. **01635 255501** property@brunnsden.com www.brunnsden.com IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunnsden 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.



Flat 1, Benedict Court, Western Avenue, Newbury, RG14 1AR

APPROX. GROSS INTERNAL FLOOR AREA 538 SQ FT 49.9 SQ METRES



GROUND FLOOR

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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