



## 22 Beech Court

Victoria Gardens, Newbury, Berkshire,  
RG14 1EY

A light and airy top floor flat situated in a very convenient location for the town centre and all of the amenities this offers.

£160,000

- Communal Hall
- Entrance Hall
- Sitting Room
- Kitchen
- Bedroom
- Bathroom
- Communal Gardens
- Residents Parking Area

### Description

The accommodation includes good hall space, a sitting room and a kitchen. There is a double bedroom with a built-in wardrobe and a bathroom that includes a shower. Outside there are communal gardens and residents parking areas.

### Directions

On reaching Newbury from Hungerford, take the third exit at the Waitrose roundabout towards the town centre. Bear left at the clocktower onto London Road, continue ahead at the mini roundabout and take the second right turn into St Mary's Road then turn right into Victoria Gardens.

### Communal Door

With telephone entry and steps to the flat.

### Entrance Hall

Night storage heater. Airing cupboard with hot water tank and immersion heater.

### Sitting Room

16' 4" (4.98m) x 9' 10" (3m). Night storage heater. TV aerial point.

### Kitchen

7' 7" (2.31m) x 7' 2" (2.18m). Fitted with a range of white wall and base units with work surfaces and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Electric cooker point. Plumbing for automatic washing machine. Appliance space.

### Bedroom

11' 8" (3.56m) x 8' 9" (2.67m). Built-in wardrobe. Electric heater.

### Bathroom

A white suite comprising panelled bath with a Triton shower over, wash hand basin and w.c. Chrome finish heated towel rail.

### Outside

There are communal gardens laid to grass with shrubs and a residents parking area.

### Lease

The remainder of a 999 year lease which commenced in 1984.

### Ground Rent

Currently £80 per annum.

### Maintenance Charge

Currently £994.80 per annum.

### Services

All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		