



Asking Price £275,000 Leasehold

1 Bedroom, Apartment - Retirement

29, Avonbank Lodge 1-60 West Street, Newbury, Berkshire, RG14 1EZ

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Churchill
Sales & Lettings
Retirement Property Specialists

Avonbank Lodge

Avonbank Lodge is a delightful development of 59 one and two bedroom retirement apartments situated on West Street, Newbury. The Lodge and the apartment are heated by a communal Air Source Heating. The costs for the heating are included in the service charges.

Located in West Berkshire, 50 miles south west of London, the market town of Newbury has good transport links via bus, rail and road.

Avonbank lodge is ideally located close to the centre of Newbury where you will find a range of national retailers, coffee shops and eateries as well as independent traders. An open-air market is held every Thursday and a Farmers market is held each month in the town.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Avonbank Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Avonbank Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Avonbank Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



Property Overview

****WONDERFUL ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT IN NEWBURY****

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor retirement apartment which is situated in the popular Avonbank Lodge. The apartment offers deceptively spacious accommodation and benefits from no forward chain.

The Lounge offers ample space for living and dining room furniture and has a feature electric fire with attractive surround.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge and a freezer. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this apartment is a useful storage cupboard located in the hallway.



Features

- Wonderful one bedroom first floor retirement apartment
- No forward chain
- Well presented throughout
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Lift to all floors
- Owners' private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country



Key Information

Service Charge (Year ending 31st May 2025):
£3,111.39 per annum.

Approximate Area = 556 sq ft / 51.7 sq m
For identification only - Not to scale

Ground rent: £815.94 per annum. To be reviewed
June 2031.

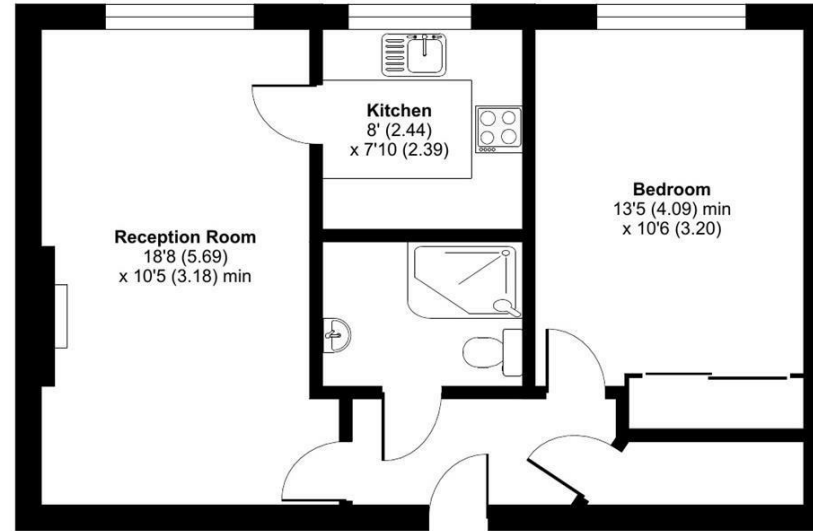
Council Tax: Band B

125 lease years commencing 2016

Please check regarding Pets with Churchill Estates
Management. Any consents given in relation to pets
are subject to the terms of the lease and any further
rules and regulations made by Churchill Estates
Management.

Service charges include: Careline system, buildings
insurance, water and sewerage rates, Air Source
Heating, communal cleaning, utilities and
maintenance, garden maintenance, lift maintenance,
lodge manager and a contribution to the
contingency fund.

A 1% contribution of the final selling price to the
contingency fund is payable by the Seller upon
completion of the sale of the property.



EPC Rating: C



Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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