



DOWNER & CO

TRUSTED SINCE 1988

Flat 8, Mallard Court
Newbury RG14 5HL

£175,000



One Double Bedroom First Floor Apartment

Features.

- Retirement apartment
- One bedroom
- Living/dining room
- Shower room
- First floor with lift
- Overlooking canal
- Security entry system
- Canal walks into town
- Residents parking
- No onward chain

Description.

One double bedroom first floor apartment enjoying views over the Kennet and Avon canal offering riverside living and just a short walk into town. Mallard Court is a well maintained and comfortable over 55's development with House Manager and other benefits including communal lounge and parking. The accommodation consists of communal security entry system with automatic door, lift to first floor, through personal front door to hall, large store/airing cupboard, living/dining room with window to front with views over-looking the canal, kitchen, bedroom with window to front and built in wardrobe and bathroom room. Benefits include UPVC double glazing, Economy 7 heating, and NO ONWARD CHAIN.

LOCATION

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre.





8 Mallard Court

Approximate Gross Internal Area
48.7 sq m / 524 sq ft

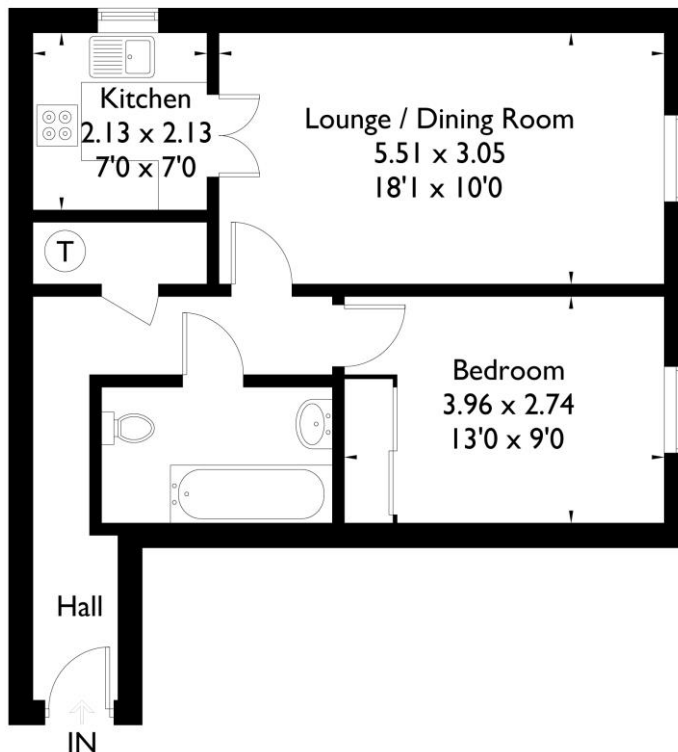


Illustration for identification purposes only. Not to scale
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Rooms .

ACCOMMODATION

The accommodation is accessed via the communal front door with security entry system into the communal entrance hall. There is a lift to the left hand side and stairs to the right which will lead you to No. 8 on the first floor.

First floor

Through own entrance to personal hallway with large airing cupboard housing hot water tank and storage. Lounge/dining room and double bedroom with double built-in wardrobe. Both rooms have front facing aspects with views over the Kennet & Avon canal. Kitchen to the rear and bathroom completes the accommodation.

APARTMENT FACILITIES

Electric heating, recently installed double glazing and a pull cord for the 24 hour alarm system.

COMMUNAL FACILITIES

Laundry room, communal lounge, residents bedroom suite for visitors (on a bookable basis) and on site warden with 24 hour emergency care line system.

OUTSIDE

Parking

There is a parking area for the residents but no allocation.

Gardens

The beautifully kept gardens are currently laid to lawn with flower and shrub borders, neat hedging and a few trees surrounding the development.

LEASE DETAILS & MAINTENANCE CHARGES

Lease: 199 years from 1997.

Ground rent: £300 p.a.

Maintenance & management charges: £2,400 p.a.

SERVICES & COUNCIL TAX

Mains water, electricity and drainage are connected to the property. The property is in Band B. Current charge for 2022-2023 is: £1,605.71.

Telephone West Berkshire Council on: 01635 519520.



EPC: C

COUNCIL TAX BAND: B

TENURE: LEASEHOLD

For more information on this apartment or to arrange a viewing please call the office on:

01635 523777

Alternatively, visit our website below to view all of the details of this property online.

www.downer.co.uk

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

DIRECTIONS

From Downer & Co.'s office in Cheap Street continue round into Market Street. At the next set of traffic lights turn left into Bartholomew Street. At the first mini-roundabout turn right into Craven Road and continue, taking the second turning right into Kennet Road towards the canal. From the T-junction, with the canal in front of you, turn left and Mallard Court can be found after a short distance on the left hand side. Once within the development No. 8 can be found in the first block on your left hand side overlooking the canal.

Important Notice PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.