



DOWNER & CO

TRUSTED SINCE 1988

Flat 33, Mallard Court,
Newbury RG14 5HL

£185,000



12-47
MALLARD COURT

One Double Bedroom First Floor Apartment

Features.

- Retirement apartment
- One double bedroom with built-in wardrobe
- Living/dining room
- Shower room
- First floor with lift
- West facing aspect
- Security entry system
- Residents parking
- Walk to town
- No onward chain



Description.

One double bedroom first floor apartment enjoying a light and bright west facing aspect, 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 allotments, kitchen, bedroom with window to front and built in wardrobe and walk-in shower room. Benefits include UPVC double glazing, recently upgraded electric heating to thermostatic radiators and NO ONWARD CHAIN.

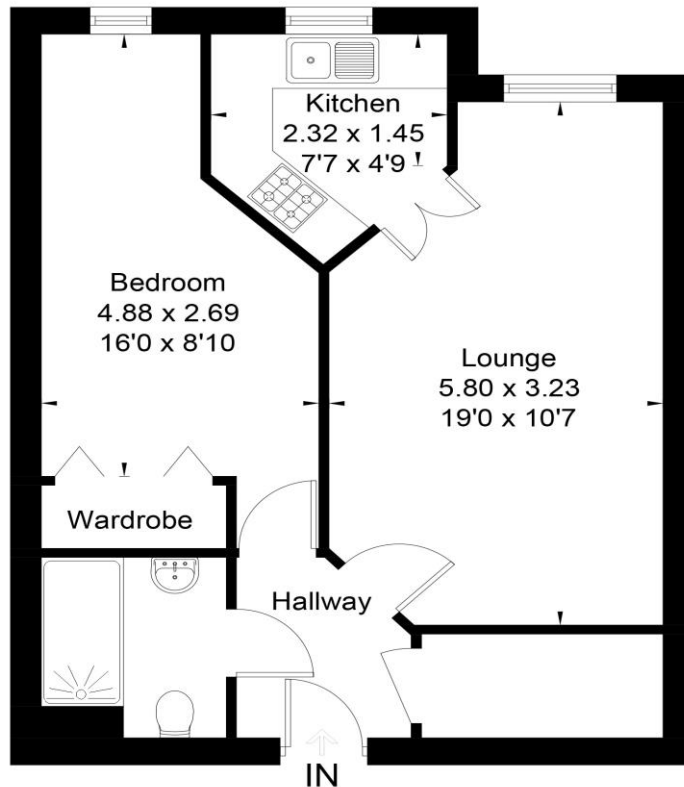
LOCATION

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.





Approximate Floor Area = 43.7 sq m / 470 sq ft



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Rooms • ACCOMMODATION

Communal front door with security entry system into the communal entrance hall. Turn right after the entrance hall where there is a lift on the right hand side which will lead you to No. 33 on the first floor.

First floor

Through own entrance door to personal hallway with large airing cupboard housing the hot water tank and storage. Lounge/dining room, well equipped kitchen and double bedroom with double built-in wardrobe with a west facing aspect. A recently converted walk-in shower room completes the accommodation.

Apartment facilities

Heating installed to radiators, double glazing and a pull cord for the 24 hour alarm system.

Communal facilities

- * Laundry room
- * Communal lounge for residents
- * Bedroom suite for visitors' (on a bookable basis)
- * On-site warden with 24 hour emergency care alarm system

OUTSIDE

Parking

There is a parking area for 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 & MAINTENANCE CHARGES

Lease: 125 years from 1997.

Ground rent: Circa £500 p.a.

Maintenance charges: £1,559.60 (Every 6 months).

SERVICES & COUNCIL TAX

Electricity, mains water and drainage are connected to the property. The property is in Band B. Current charge for 2022-2023 is: £1,579.89. Telephone West Berkshire Council on: 01635 519520.

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 where you will find Mallard Court. Upon turning left into Mallard Court follow the road round to the main carpark where the main front door will be directly in front of you.



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

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.

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