



DOWNER & CO

TRUSTED SINCE 1988

73 Jago Court  
Newbury RG14 7EZ

£225,000





# Immaculate Two Double Bedroom Top Floor Apartment

## Features.

- Top floor
- Two double bedrooms
- En-suite bathroom
- Living/dining room
- Immaculately presented
- Additional shower room
- Allocated off-road parking
- Walk to town/railway station
- Security entry system
- Lengthy lease remaining

### • Lease Details and Outgoings

Service Charge: £1,160 Per Annum

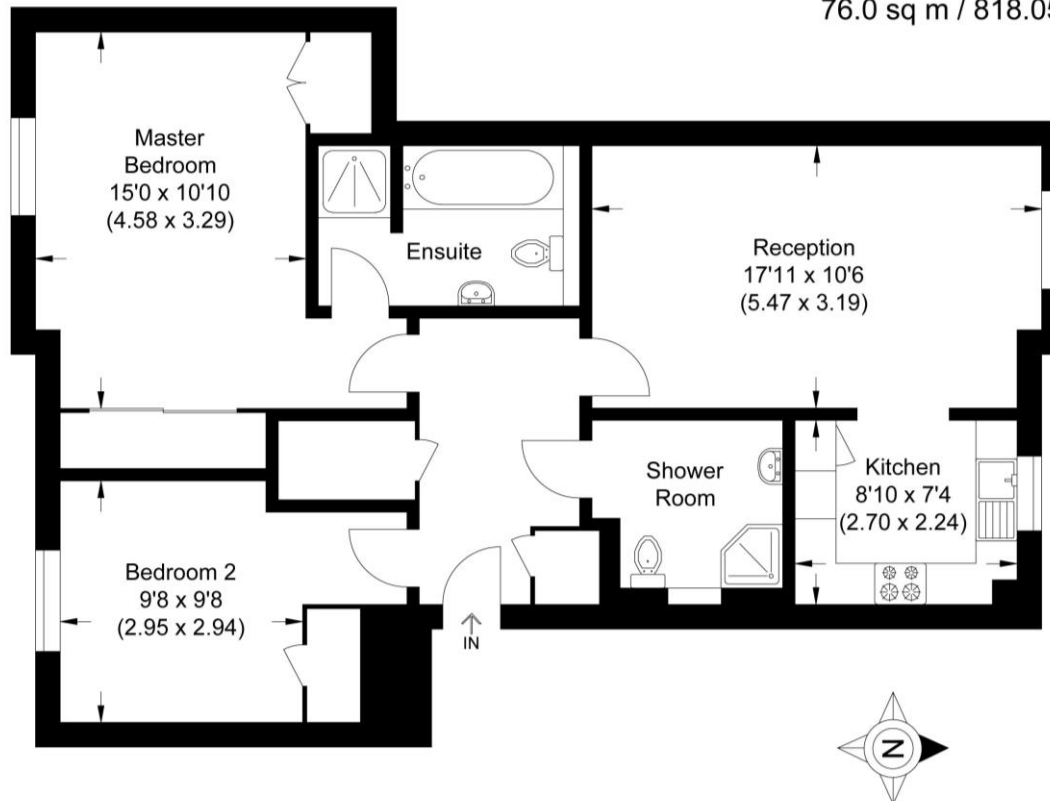
Ground Rent: £200 Per Annum

Lease: 125 years remaining from 2006





Approximate Gross Internal Area  
76.0 sq m / 818.05 sq ft



Second Floor

## Description.

Immaculately presented two double bedroom, top floor apartment, ideally situated within walking distance of the town and railway station.

The accommodation comprises security entry system, communal hall, own entrance, hall, utility cupboard with plumbing for a washing machine, living/dining room opening to the kitchen with integrated appliances, excellent size master bedroom with built-in double wardrobes and en-suite bathroom with separate shower cubicle, further double bedroom with double built-in wardrobes and separate shower room. Benefits include one allocated off-road parking space, lengthy lease remaining and bike/bin store. Viewings highly recommended.

## Location.

Jago Court is located on the south side of Newbury within walking distance of the train station and town centre. 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. Newbury also has a mainline train station with services direct to Reading and London Paddington.

Illustration for identification purposes only, measurements are approximate, not to scale.





#### 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.

EPC: C|

COUNCIL TAX BAND: C

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](http://www.downer.co.uk)**

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