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Flat 36, Mallard Court  
West Mills  
Newbury RG14 5HL

£175,000



# Light And Airy One Large Double Bedroom Over 55's Flat

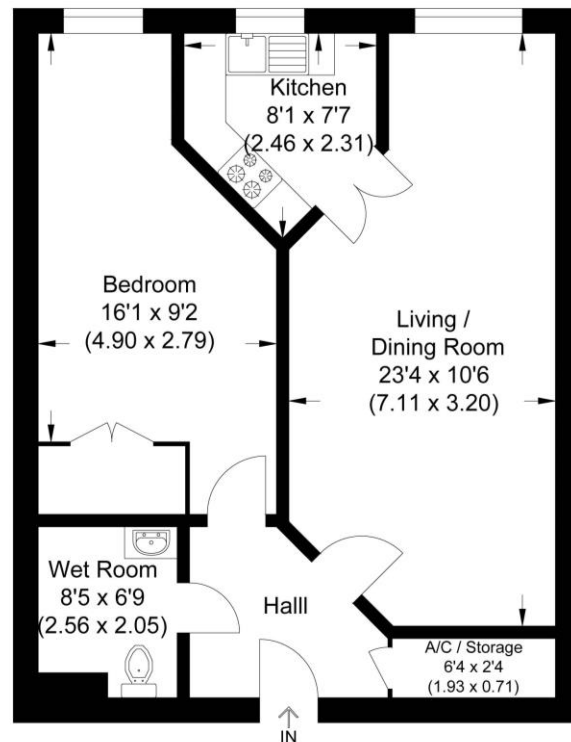
## Features.

- NO ONWARD CHAIN
- First floor near to the lift
- Recently redecorated
- One large bedroom
- Views across the canal
- Level walk to the canal path and town centre
- Modern and ready to move in
- Electrical safety test carried out
- Lease: 98 years remaining from 01 June 2024
- Ground rent: £556.56 per annum
- Service charge: £3,440.60 per annum





Approximate Gross Internal Area  
49.49 sq m / 532.70 sq ft



## Description.

NO ONWARD CHAIN. Light and airy one large double bedroom over 55's flat with modern kitchen and fully accessible wet room located on the first floor, very near the lift, with views over the canal. The immaculately presented property is ready to move into. The electrics have been tested and modernised to meet the regulations as of July 2024, it has been redecorated and has a new electric fire installed. It is also within a short, level walk of the canal path and town centre.

The accommodation consists of communal security entry system, lift to first floor, entrance hall, living/dining room with views, kitchen with views, double bedroom with views and built-in wardrobe, smart fully accessible wet room, and large storage cupboard. Benefits include upvc double glazing, electric heating, care alarms throughout, centre manager, communal lounge, and communal laundry.

## 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. There is a major rail station with links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.

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: B**

**TENURE: LEASEHOLD**

For more information on this flat 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)**

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