



DOWNER & CO

TRUSTED SINCE 1988

5 Garrett Close, Kingsclere RG20 5SD  
Price: £145,000



Features.

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Description.

A very smartly presented two double bedroom first floor maisonette in this small highly regarded development for the over 55s close to the heart of the village.

Offering a lovely outlook from the living room and kitchen with a south facing aspect, the light and airy accommodation includes entrance porch, stairs with stairlift to spacious living/ dining room, refitted kitchen, inner hall, two double bedrooms, bathroom, well kept communal gardens and parking for residents.

LEASE INFORMATION

Tenure - Leasehold for over 55s  
Lease Length - 99 Years from 1/01/1990  
Current Ground Rent -  
Peppercorn (for the duration of the lease)  
Service Charge - £240 per month (which includes the service of a pull cord alarm system to a call centre)





## Location.

Kingsclere is ideally located for both Newbury and Basingstoke being approx. seven miles in either direction. The village offers an array of very good local amenities including doctor/dental surgeries, several public houses and local stores together with many sports facilities and is surrounded by stunning rolling countryside including nearby Watership Down. There is also a bus service serving Newbury and Basingstoke.



Approximate Gross Internal Area  
64.34 sq m / 692.55 sq ft

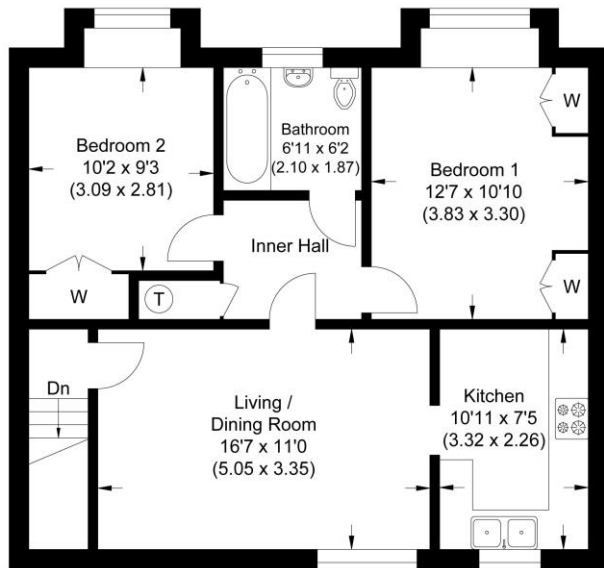


Illustration for identification purposes only, measurements are approximate, not to scale.

### 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**  
**2024/2025: £1,952.09.**

**TENURE: LEASEHOLD**

For more information on this property or to arrange a viewing please call the office.

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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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