



DOWNER & CO

TRUSTED SINCE 1988

62 Carruthers Court, Racecourse Road,  
Newbury RG14 7GH  
Price: £315,000



## Features.



### NO ONWARD CHAIN

## Description.

An immaculately presented spacious first floor, two double bedroom apartment in the prestigious Carruthers Court block with a large south-west facing balcony and allocated parking.

The accommodation includes a smart communal entrance with video entry system, lift/stairs to the first floor, spacious personal hallway with three storage cupboards, superb dual aspect open plan living/dining/kitchen with fully integrated appliances and access to 34ft south-west facing balcony, master bedroom en-suite again with access to balcony, further double bedroom - both bedrooms having built-in wardrobes, bathroom, allocated parking with further large area for designated visitor parking.

**Charges and Lease details:**  
£2,412 per year maintenance  
£285 per year ground rent  
Lease - 125 years from 2014





## Location.

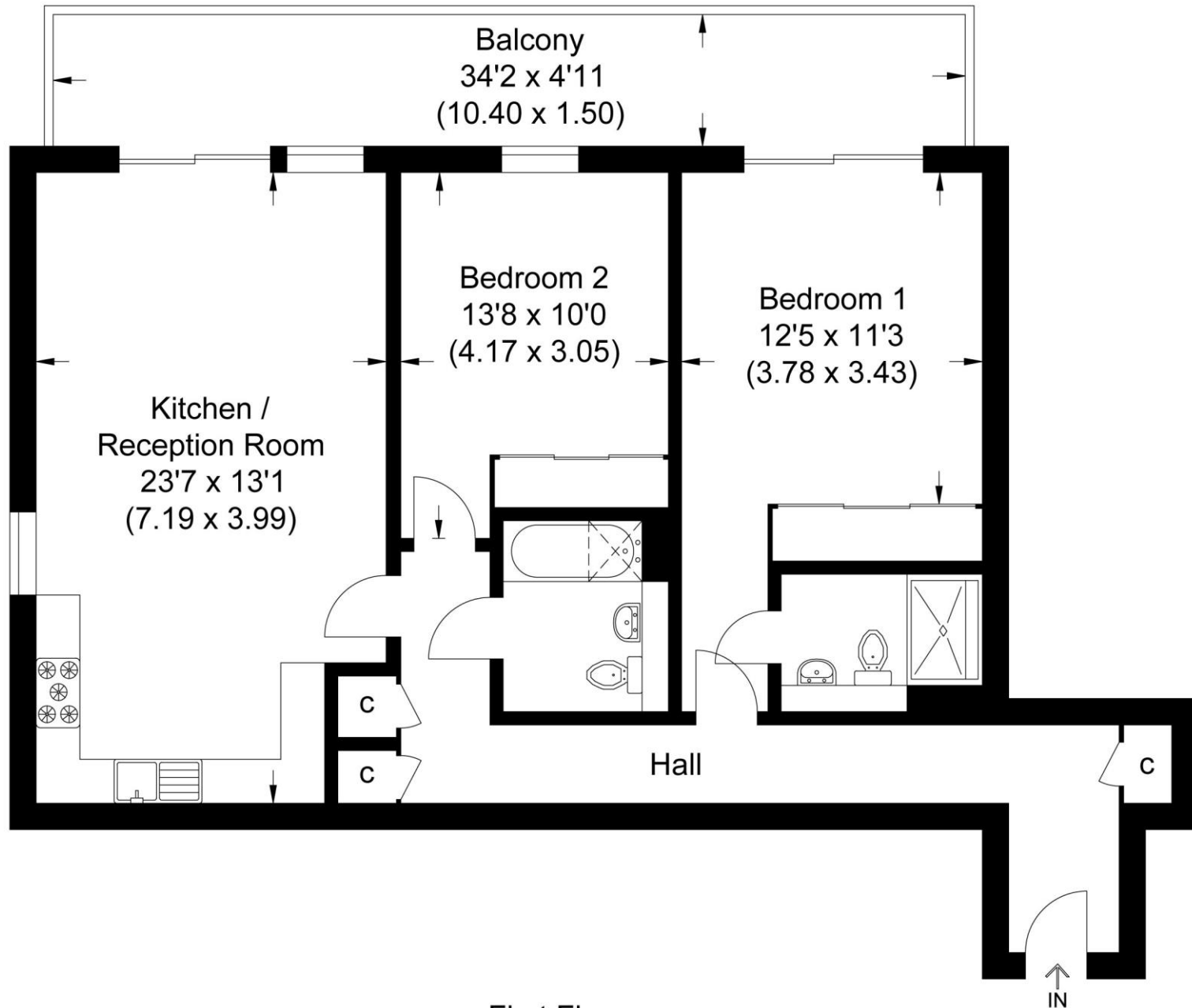
This enviable location is within walking distance of Nuffield Health Gym and the train station at the racecourse with the town centre and main train station also a short walk away.

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.





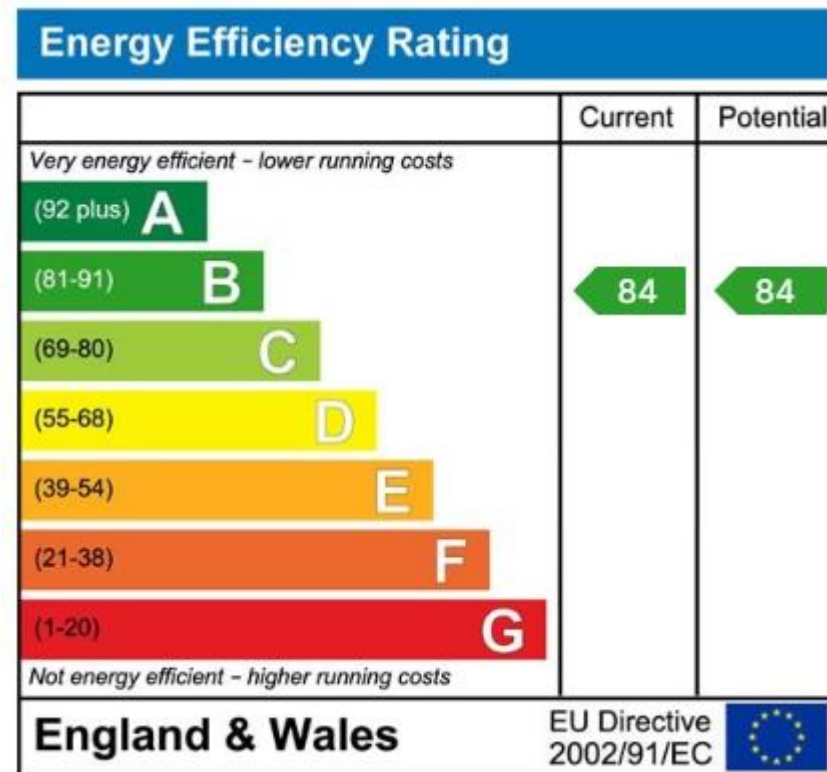
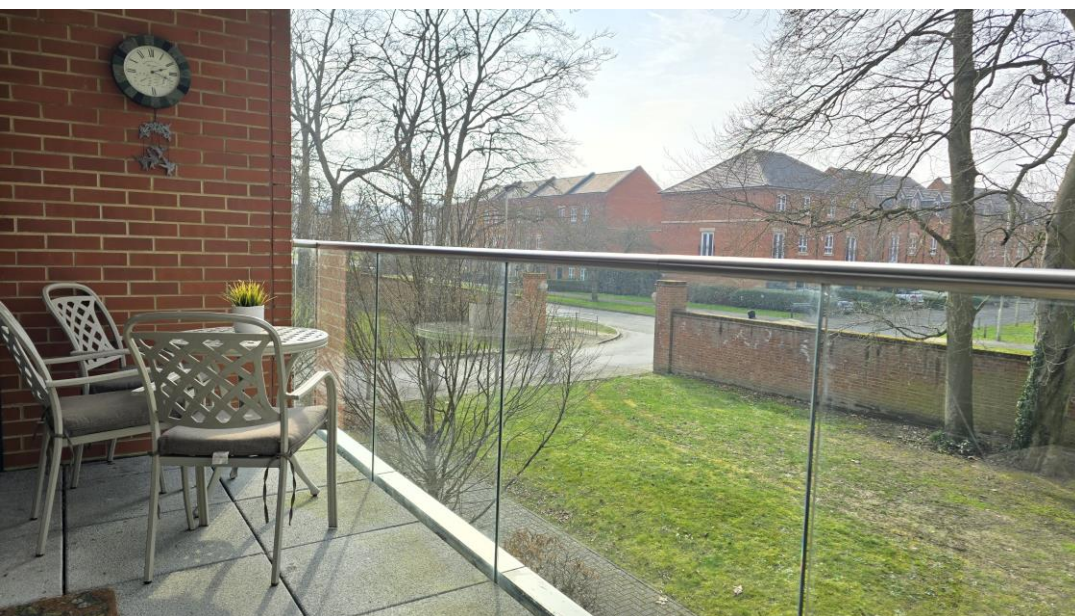
Approximate Gross Internal Area  
83.10 sq m / 894.48 sq ft



First Floor

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: B**

**COUNCIL TAX BAND: D**  
2025-2026: £2,425.72.

**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.

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