

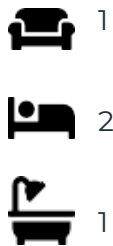


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Flat 52 Benedict Court, Western Avenue,
Newbury RG14 1AR
Guide Price: £239,950

Features.



NO ONWARD CHAIN

Description.

A light and spacious top floor retirement apartment with south facing views over playing fields. The property has lift access and is immaculately presented throughout and is just a stone's throw from Waitrose and walking distance to the town centre.

The accommodation comprises an entrance hallway with a large storage cupboard, a large dual aspect living/dining room with feature fireplace, a fitted kitchen with an integrated fridge/freezer, oven and hob, a large double bedroom with fitted wardrobes, second bedroom and a modern fitted bathroom with separate shower. The complex benefits from a 24-hour emergency call system, a site manager and very well-maintained communal areas comprising a residents' lounge, laundry room, store for mobility scooters and a guest suite for visitors.



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. Newbury also has a mainline train station with services direct to Reading and London Paddington.

Built: 2009

Lease: 110 years remaining.

Service charge: £290 p.c.m.

Ground rent: £247.50 every six months.



52 Benedict Court

Approximate Gross Internal Area = 71 sq m / 764 sq ft

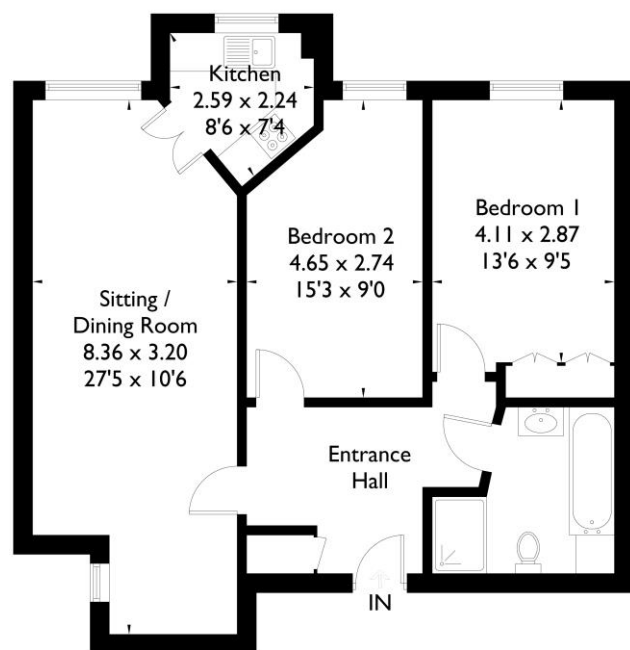



Illustration for identification purposes only. Not to scale
Ref: 203478

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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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