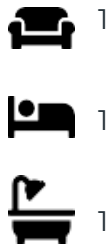




40 Ashridge Court, Newbury RG14 7LL
Price: £110,000

Features.



NO ONWARD CHAIN

Description.

Over 55s. Immaculately presented and well maintained top floor flat with balcony providing views to the north over Newbury. The flat is located within a short walk of the town centre, rail station and shops.

The light and airy accommodation consists of communal entry security system, lift to top floor, personal front door about fifteen meters away, into hall, smart kitchen, living/dining room with door to balcony, shower room with brand new flooring, good sized bedroom with built-in wardrobes and built-in storage. Benefits include upvc double and triple glazing, house manager, 24 hour care alarms, residents lounge and unallocated parking.

Lease details & outgoings:

58 years remaining
Service charge: £3,718 p.a.
Ground rent: £100 p.a.



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.



Approximate Gross Internal Area
44.62 sq m / 480.28 sq ft

----- = Restricted Head Height

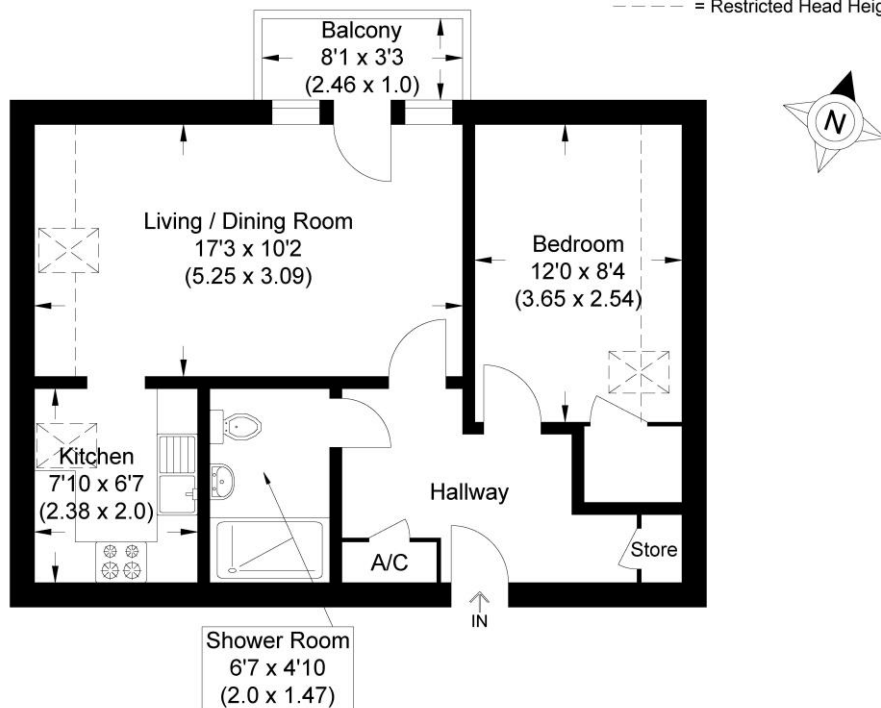
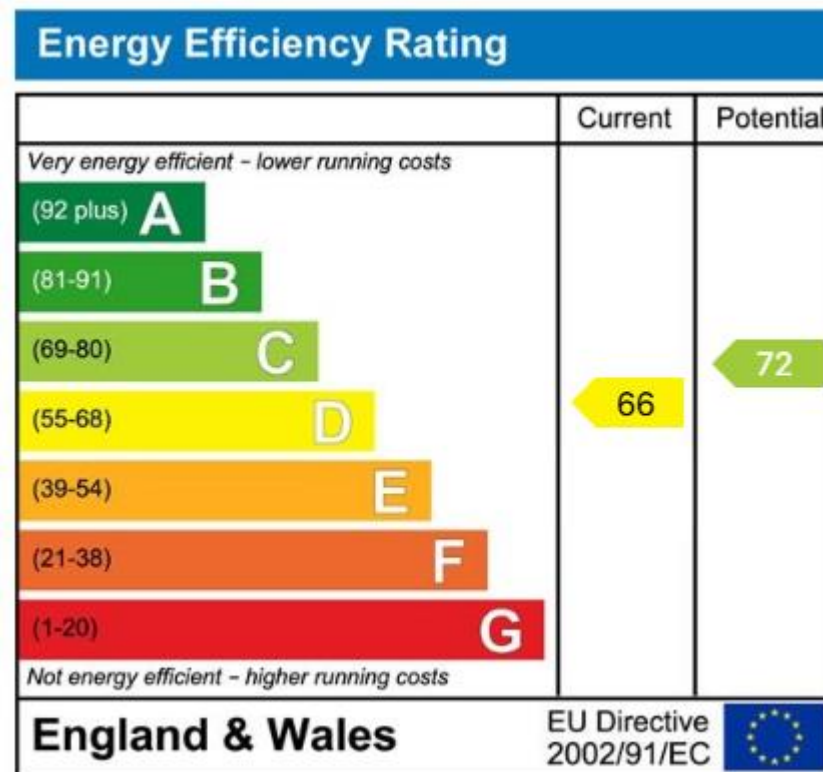


Illustration for identification purposes only, measurements are approximate, not to scale.



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: D

COUNCIL TAX BAND: B
2025/2026: £1,886.67.

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.

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

01635 523777

www.downer.co.uk