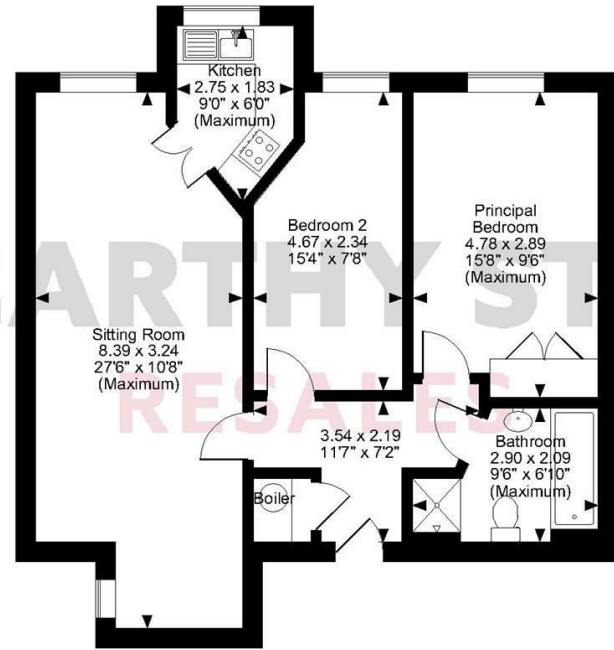
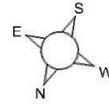
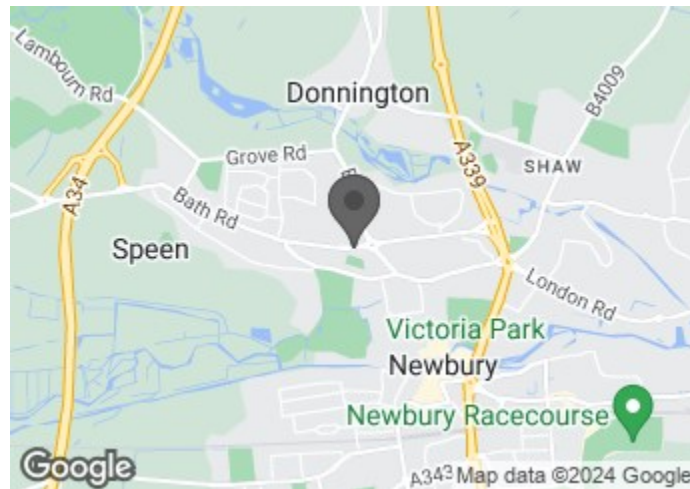


Benedict Court, Western Avenue, Newbury
Approximate Gross Internal Area
717 Sq Ft/67 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: D



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		

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

**52 BENEDICT COURT
WESTERN AVENUE, NEWBURY, RG14 1AR**



A bright and spacious two bedroom retirement apartment with a bath and a shower. Benedict Court 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. Offered with NO ONWARD CHAIN.

ASKING PRICE £250,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

BENEDICT COURT, WESTERN AVENUE, NEWBURY, BERKSHIRE, RG14 1AR

2 BED | £250,000

SUMMARY

Benedict Court was built by McCarthy and Stone a purpose built retirement living development. Communal facilities include a fully equipped laundry room a lift to all floors and a mobility scooter store with charging points.

There is a Homeowners lounge with doors leading to a patio surrounded by landscaped gardens. The door entry system ensures complete peace of mind and the 24 hour emergency call system is provided by a personal pendant with a call point in the bathroom. There is a House Manager on site and the development will link through to the 24 hour emergency call system for when they are off duty. There is also a guest suite for when friends and family come to stay.

The development is close to the town centre with its mix of historic buildings and excellent range of high street shops and department stores. As well as numerous restaurants and cafes, there is a supermarket next door to the development. For those wishing to travel further afield, the town's railway station operates a mainline station to Reading and London.

It is a condition of purchase that all Residents must be over the age of 60 years.

ENTRANCE HALL

Front door with spy hole leads to the large

entrance hall, the 24 hour Tunstall emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk-in storage and airing cupboard. Doors lead to the bedrooms, living room and bathroom.

LIVING/DINING ROOM

A very well presented and spacious living/dining room. Two ceiling light points, power points. TV & telephone points, partially glazed double doors lead onto a separate kitchen.

KITCHEN

Modern style kitchen with fitted cupboard doors and co-ordinated work surfaces. Contemporary ceiling lights. Wall mounted fan heater. Stainless steel sink with chrome mixer tap. There is an integrated fridge and freezer and a fitted electric oven. There is also a fitted electric AEG ceramic hob with extractor hood.

BEDROOM ONE

A double bedroom of good proportions, built-in double wardrobe with bi-fold mirrored doors, TV and phone point, ceiling lights.

BEDROOM TWO

Double bedroom that could even be used as a hobby or dining room, ceiling light point, raised electric plug sockets.

BATHROOM

Bathroom, fully tiled walls, panel enclosed bath, grab rails, glazed shower cubicle, toilet, vanity unit with sink and mirror above, heated

towel rail, separate wall mounted fan heater, emergency pull cord.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £3,478.35 (for financial year ending 28/02/2025). The Service Charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

LEASE INFORMATION

Lease 125 Years from 1st Jan 2009
Ground rent: £888.93 per annum
Ground rent review: 1st Jan 2039

CAR PARKING

Parking is by allocated space, subject to availability. Please check with the House Manager on site for availability.

