



4 Alexander Court Boundary Road Newbury Berkshire RG14 5QE

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Guide Price £227,500 LEASEHOLD

This a great opportunity to purchase the top first floor two-double-bedroom two bathroom apartment on the outskirts of Newbury town centre and on the doorstep of the mainline railway station The property has been very well maintained and comprises a communal lobby, a private entrance hall with two good storage cupboards, a Fabulous Living Room/Kitchen/ Dining Room, and Two Bedrooms with the Master Bedroom benefitting from an En-Suite Shower room plus the main Bathroom. Further benefits include an allocated parking space and the development has ample visitor parking.



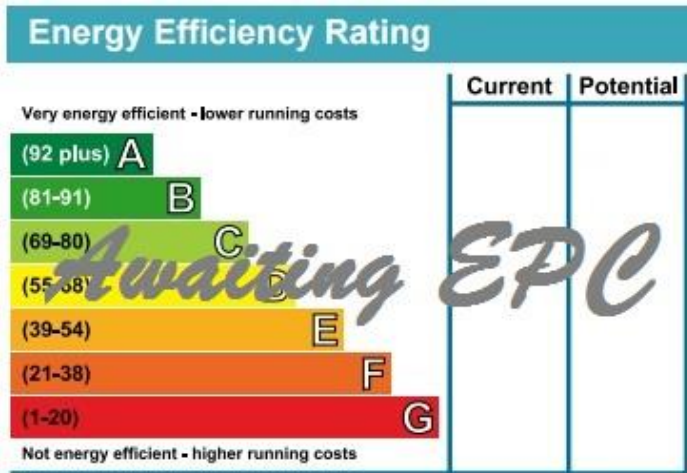
- ❖ **Entrance Hall with Storage Cupboards**
- ❖ **Living/Kitchen Dining Room**
- ❖ **Two Double Bedrooms**
- ❖ **Master Bedroom with En-suite Shower Room**
- ❖ **Main Bathroom**
- ❖ **Gas Radiator Central Heating**
- ❖ **Allocated parking space and visitors' parking**
- ❖ **Presented in Very Good Decorative Order**

Directions

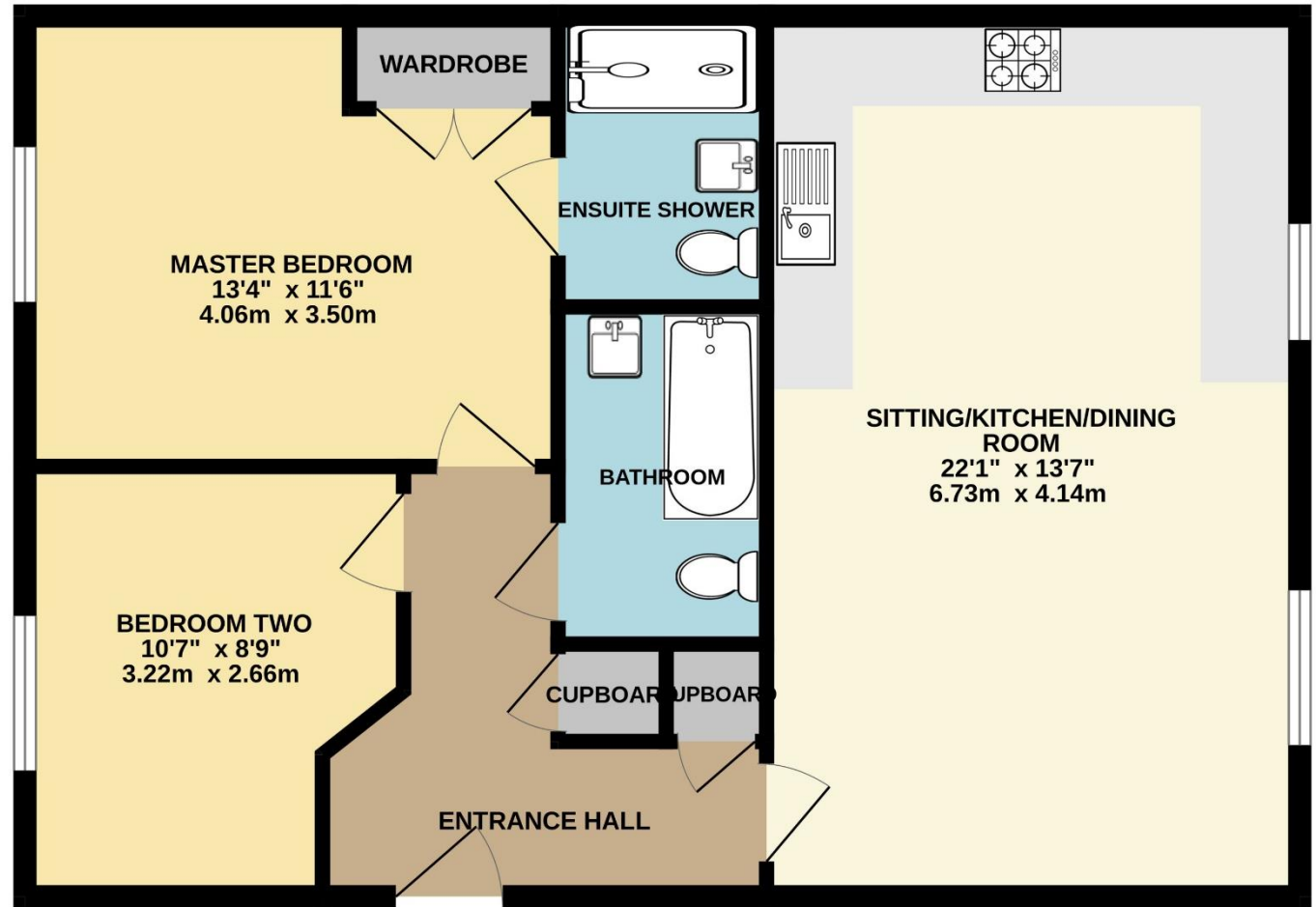
Leave Newbury heading South on the A339 from the Robin Hood Roundabout. At the roundabout take the first exit into Mill Lane. Continue to where the road bears right into Boundary Road. Take the first turning right into Thornycroft Close and Alexander Court will be found on the left hand side.



Council Tax C £1931.56 pa
Lease remaining 105 years remaining
Ground Rent £125 per annum
Maintenance and
Service Charges £1620.00 per annum



TOP FLOOR
 746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract(s).

